

Grade A Offices TO LET

£30 per sq.ft.

Suite 1, 83 Hartfield Road
Wimbledon
SW19 3ES

1,694 (sq. ft.)
157.40 (sq. m.)



LOCATION PLAN



Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson
Contact: **Stewart Rolfe/ Sophie Cousins**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

LOCATION

Wimbledon is located in South West London, approximately 6 miles from Central London and is exceptionally well served by road, bus and rail links. The nearby A3 links Central London with junction 10 of the M25.

The property is situated within a short walk of Wimbledon BR, Underground (District Line) and Tram station, which offers excellent communications (Waterloo approximately 12 minutes journey time). Wimbledon benefits from a wide range of amenities including bars, restaurants, banks, café and leisure facilities.

DESCRIPTION

These self contained offices were constructed in 2017 and provide excellent, Grade A accommodation with fully accessed raised floor and air conditioning system.

The space is open plan with one glass meeting room, a separate kitchen/breakout area and 2 WCs.

TENURE

New lease available on terms to be agreed.

AMENITIES

- 90 mm fully accessed raised floor
- VRF comfort cooling
- Thermally efficient double glazed anodised aluminium windows
- Feature ceiling raft
- Spotlights throughout
- Bolon flooring throughout
- Intruder alarm system

EPC

Band C (52)

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

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Rent: £50,820 per annum exclusive

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

ACCOMMODATION

Office NIA 1,575 sq. ft. (146.36 sq. m.)
Kitchen 119 sq. ft. (11.04 sq. m.)

TOTAL 1, 694 sq.ft. (157.40 sq. m.)

SERVICE CHARGE

Details on request.

RATES

2017 Rateable Value: To be reassessed.

The 2022/23 UBR is 49.9p in the £.

Source: VOA website.

Interested parties should make their own enquiries with
Merton Council to confirm the rates payable.

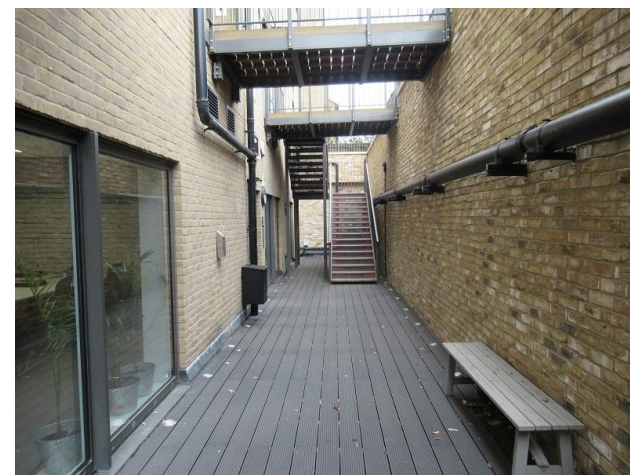
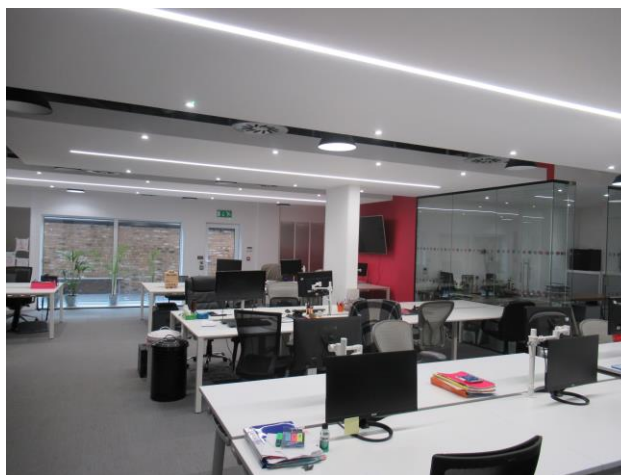
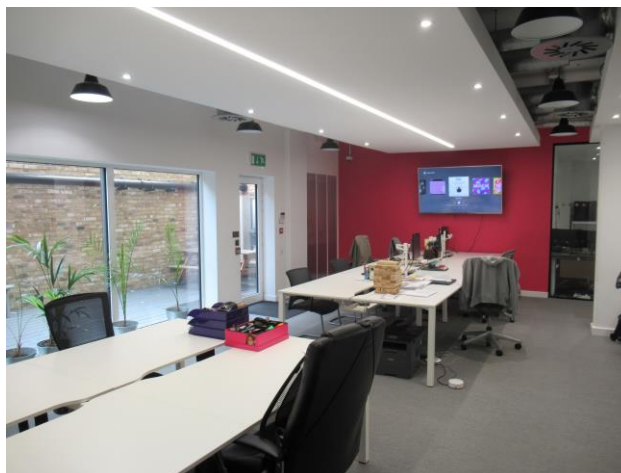
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Energy performance certificate (EPC)

LOWER GROUND FLOOR Suite 1 83 Hartfield Road LONDON SW19 3ES	Energy rating C	Valid until: 10 August 2030 Certificate number: 0080-9230-0330-7491-3040
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Property type B1 Offices and Workshop businesses

Total floor area 156 square metres

Rules on letting this property

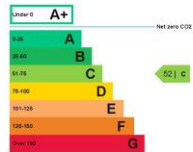
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 33 | B

If typical of the existing stock 97 | D

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FLOOR PLAN



SPACE PLAN



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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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