

REFURBISHED OFFICES TO LET

Fourth Floor
41 – 47 Hartfield Road
Wimbledon
SW19 3RQ

2,178 (sq. ft.)
202.30 (sq. m.)



LOCATION PLAN



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

LOCATION

The property is situated on the south-west side of Hartfield Road at its junction with Graham Road in the heart of Wimbledon town centre.

It is a short walk from Wimbledon station with its Mainline Links to Waterloo (approx. 15 mins) and London Underground (District Line) and Thameslink services.

Nearby occupiers include Software One, Unibet, Close Brothers, Coty, Zipcars, Capsticks, and Morr & Co solicitors.

DESCRIPTION

41-47 Hartfield Road is a purpose built office property, constructed approximately 20 years ago.

The 4th floor has been refurbished and provides high quality air conditioned space with fully access raised floor, 2 passenger lifts, WC's, secure underground parking with 1 space included per suite and shower facilities.

TENURE

New lease available on terms to be agreed.

AMENITIES

- Fully carpeted accessed raised floor
- Air conditioning & LED lighting
- Male, female and disabled WC's.
- 2 passenger lifts
- 1 car parking space
- Fitted kitchen area
- Separate meeting rooms
- 3 Balconies, one to the south with unrivalled views. Ideal for entertaining.

EPC

Band C (63)

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: £98,010 per annum exclusive
(£45.00 per sq. ft.)

- 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

4th Floor 2,178 sq. ft. (202.30 sq. m.)

1 car parking space included

SERVICE CHARGE

Approximately £12.23 per sq. ft. + VAT

RATES

2023 List Rateable Value: £50,500

The 2022/23 UBR is 49.9p in the £.

Approx. £10.17 per sq. ft.

Source: VOA website.

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

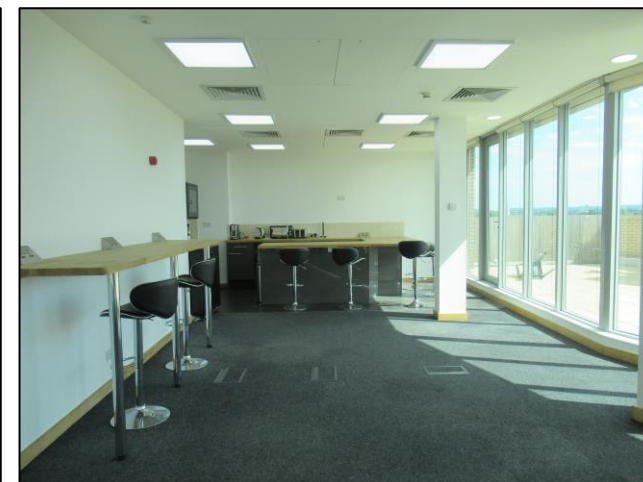
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Energy performance certificate (EPC)

FOURTH FLOOR 41-47 Hartfield Road LONDON SW19 3RQ	Energy rating C	Valid until: 12 February 2027 Certificate number: 0020-4923-0363-5841-0040
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Property type	B1 Offices and Workshop businesses
Total floor area	231 square metres

Rules on letting this property

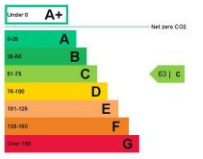
Properties can be let if they have an energy rating from A+ to E.

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

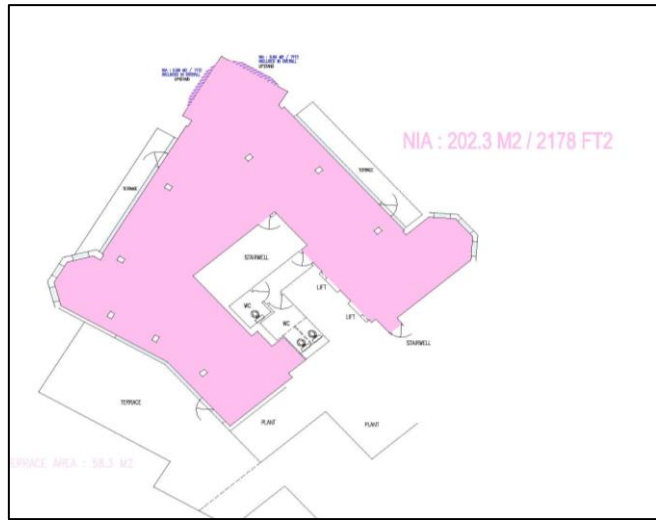
How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	60 C

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

4th FLOOR 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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