


# Grade A Class E TO LET

Suite 3, 83 Hartfield Road  
Wimbledon  
SW19 3ES

Now available  
1,356 sq. ft.  
(125.98 sq. m)



**High quality open plan space with parking close to town centre**

 andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE



## LOCATION PLAN



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Plotted Scale - 1:5000. Paper Size - A4

**Promap**  
LANDMARK INFORMATION

## 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 floors are open plan with single glazed meeting room, a separate kitchen/breakout area and 2 WCs per floor. A lift serves both floors.

## 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
- Furniture available.

## FLOOR AREAS

Suite 1	
Lower ground:	<b>LET</b>
Suite 3	
Ground:	1,356 sq. ft. (125.98 sq. m.)
<b>TOTAL:</b>	<b>3,078 sq. ft. (285.98 sq. m.)</b>

## TENURE

Suite 3 is available on a new lease on terms to be agreed.

## RENT

Suite 1	<b>LET</b>
Suite 3	£54,240 per annum exclusive

## LEGAL COSTS

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

## VAT

The property is elected for VAT.

## EPC

Suite 1 – Band C (52) Expires 10 Aug 2030  
Suite 3 – Band B (30) Expires 19 Dec 2034

## RATES

2026 List rateable values  
Suite 1: £51,500  
Suite 3: £57,000  
UBR 2026/27 – 0.43.2 in the £  
Source: VOA website.

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

# EPC

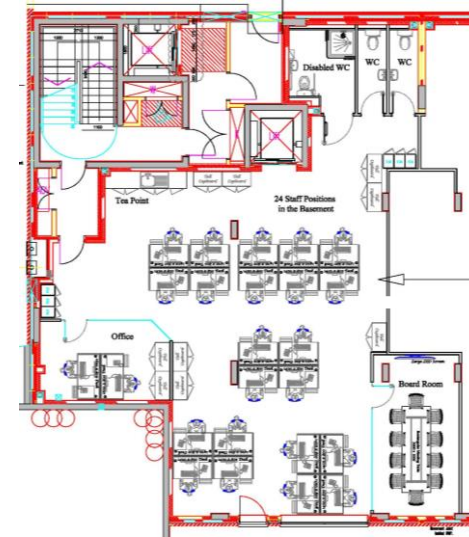
Energy performance certificate (EPC)		
LOWER GROUND FLOOR Suite 1 23 Hartwell Road LONDON SW19 1JG	Energy rating <b>C</b>	Valid until: 18 August 2030 Certificate number: 0095-8250-6350-7481-3040
Property type	B1 Offices and Workshop businesses	
Total floor area	156 square metres	
<b>Rules on letting this property</b>		
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.		
<b>Energy efficiency rating for this property</b>		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
This property's current energy rating is C.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <b>33 B</b>		
If typical of the existing stock <b>97 D</b>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## Suite 1 – Lower Ground Floor

LET

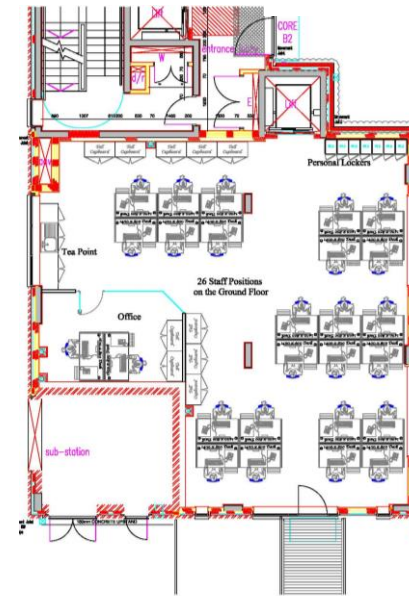
# FLOOR PLANS

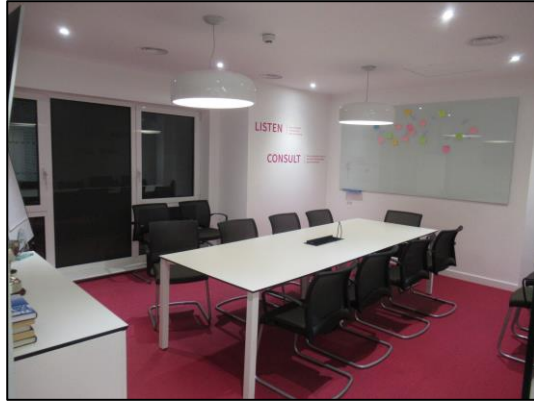
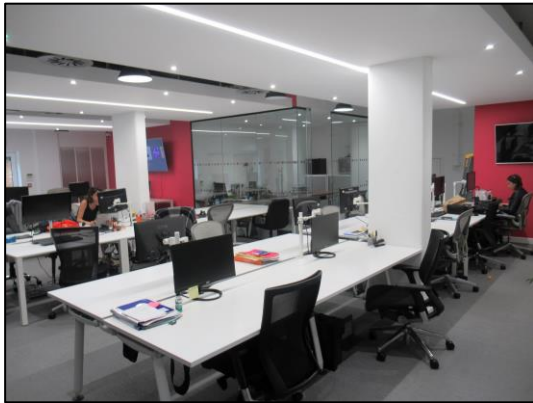
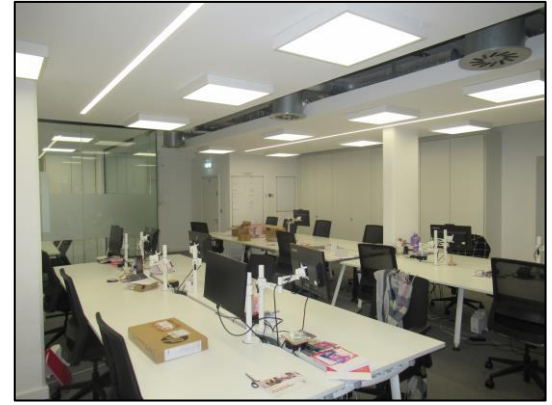
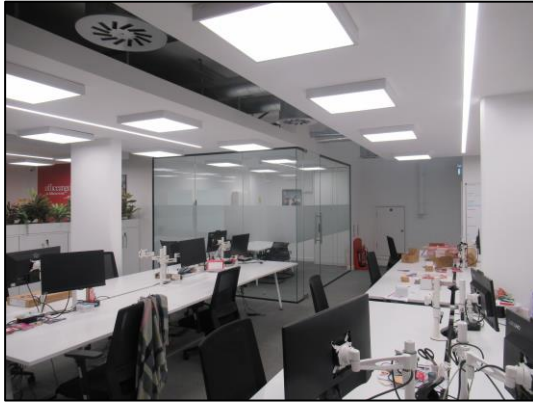
Not To Scale



## Suite 3 – Ground Floor

Energy performance certificate (EPC)		
Ground Floor Suite 3 23 Hartwell Road LONDON SW19 1JG	Energy rating <b>B</b>	Valid until: 18 December 2034 Certificate number: 8031-8154-1482-4222-1994
Property type	Offices and Workshop Businesses	
Total floor area	138 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy rating and score</b>		
Properties get a rating from A+ (best) to G (worst) and a score.		
This property's energy rating is B.		
The better the rating and score, the lower your property's carbon emissions are likely to be.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <b>19 A</b>		
If typical of the existing stock <b>73 C</b>		





Strictly by appointment via Sole Agents:  
**Andrew Scott Robertson Commercial**  
Contact: **Stewart Rolfe**  
Tel: **020 8971 3800**  
Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

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