

SW19

WIMBLEDOWN

27-39 Hartfield Rd

An Exceptional Retail or Restaurant Opportunity



In The Heart Of Wimbledon

9,600 sq ft of the ground floor and first floor mezzanine space available in this new development anchored by a 177 bedroom Travelodge Plus Hotel.



Wimbledon Awaits



Retail, Bar,
Restaurant,
Fitness, Cafe,
Leisure, Craft
Pub, Business,
Green Space,
Residential.

Home to the world renowned Wimbledon tennis Championship, it's mix of boutique bars, restaurants, residential, retail, leisure, business and expansive green spaces have made Wimbledon an exceptionally desirable, affluent and prosperous suburb of London.

Centrally located on Hartfield Road the development occupies an enviable location:

- Three minutes walk from Wimbledon underground and mainline railway station.
- Adjacent to 12 screen Odeon cinema.
- Opposite Bills Restaurant and the Garratt & Gauge craft pub.
- Next door to Pinnacle House, home to over 1,400 employees.
- Opposite the Wimbledon Broadway, home to an array of restaurants and amenities.

Local Amenities



GOOGLE STREET VIEW

KEY

- 27-39 HARTFIELD RD
- RESTAURANTS / TAKE AWAY
- PUBLIC HOUSES
- OFFICE
- DWELLINGS
- ENTERTAINMENT

CONNECTIVITY

Wimbledon benefits from excellent road and rail services providing outstanding connectivity to central London and the surrounding areas.

M25 - 20 Minutes

GATWICK - 45 Minutes

HEATHROW - 60 Minutes

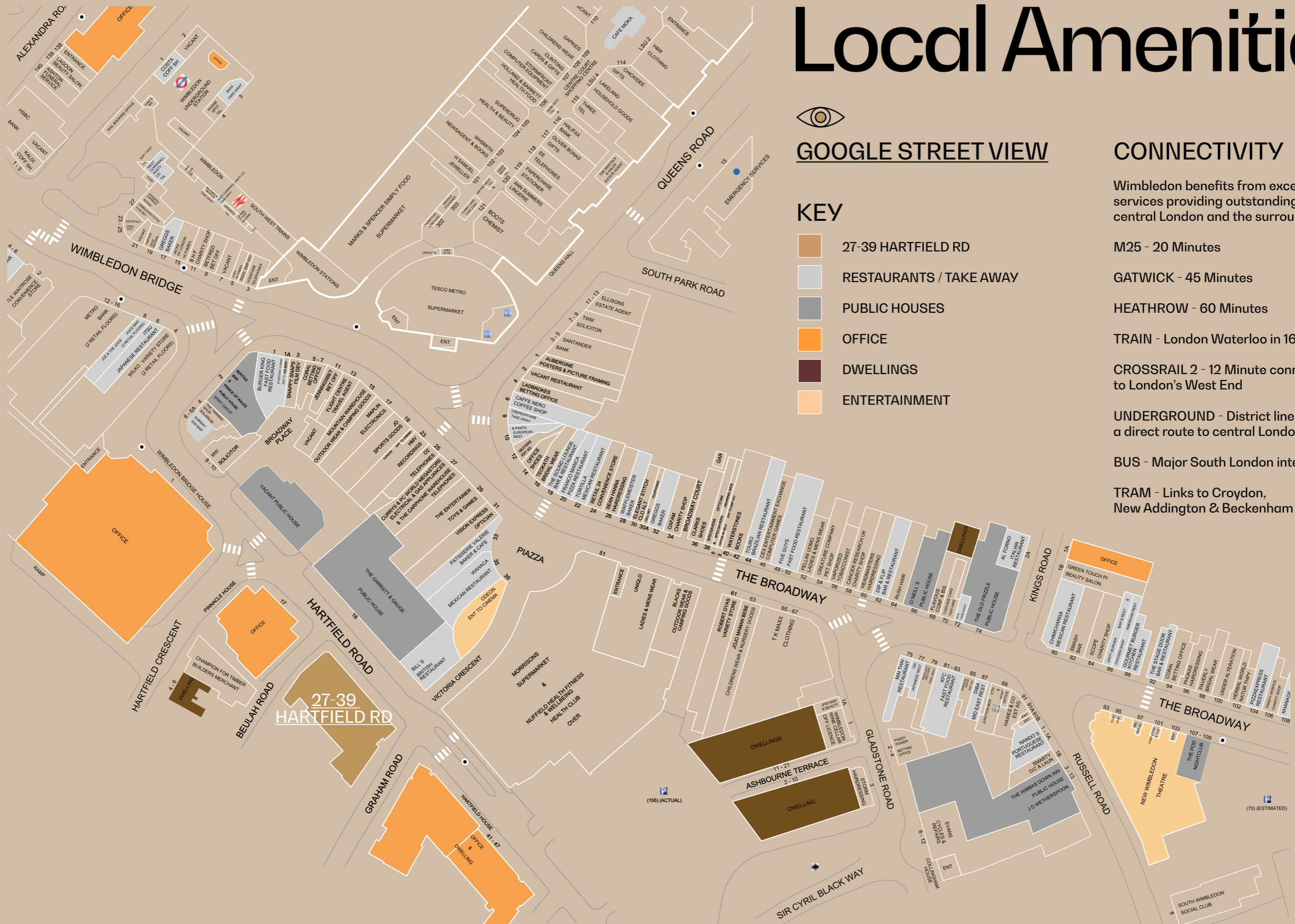
TRAIN - London Waterloo in 16 minutes

CROSSRAIL 2 - 12 Minute connection to London's West End

UNDERGROUND - District line providing a direct route to central London

BUS - Major South London interchange

TRAM - Links to Croydon, New Addington & Beckenham



A Unique Opportunity

- Home to numerous global companies and headquarters including Capsticks, Close Brothers, Lidl, kindred group and Unibet.
- 80% of Wimbledon's population defined as 'City Prosperity'.
- The Wimbledon Tennis Championships attracts over 473,000 visitors across 13 days.
- Extensive town centre amenities.

The units will be finished to a developer's shell specification to include:

GENERAL SPEC:

Floor: 5KN/sqm with power floated finish.

Mezzanine floor: 5KN/sqm with power floated finish.

New glass double-height shopfronts and rear service doors.

SERVICING:

Dedicated service road for rigid delivery vehicles

UNIT 1 – Capped services

Electric: 125KV_a / 200 AMP 3-phase.

Water: 50mm MDP pipe.

Gas: 250 Kwh.

UNIT 2 – Capped services

Electric: 144KV_a / 200 AMP 3-phase.

Water: 50mm MDP pipe.

Gas: 128 Kwh.



Lease Plan

UNITS TO LET:

Unit 1			Unit 2		
	Metric	Imperial		Metric	Imperial
Area	447 m ²	4,811 sq ft	Area	445 m ²	4,789 sq ft
Frontage	19,000 mm	62'4"	Frontage	19,006 mm	62'4"
Depth	20,827 mm	68'4"	Depth	21,515 mm	70'6"
Ground floor area	244 m ²	2,626 sq ft	Ground floor area	324 m ²	3,487 sq ft
Ground floor. Floor to ceiling to slab	3860 mm	12' 7"	Ground floor. Floor to ceiling to slab	3860 mm	12'7"
Mezzanine area	203 m ²	2,185 sq ft	Mezzanine area	121 m ²	1,302 sq ft
Mezzanine. Floor to ceiling to slab	2800 mm	9'2"	Mezzanine. Floor to ceiling to slab	2800 mm	9'1"
External setaing areas	70 m ²	753 sq ft	External setaing areas	78.7 m ²	848 sq ft

LEASES

Available by way of new effectively full repairing and insuring leases.

RENT

TBC.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

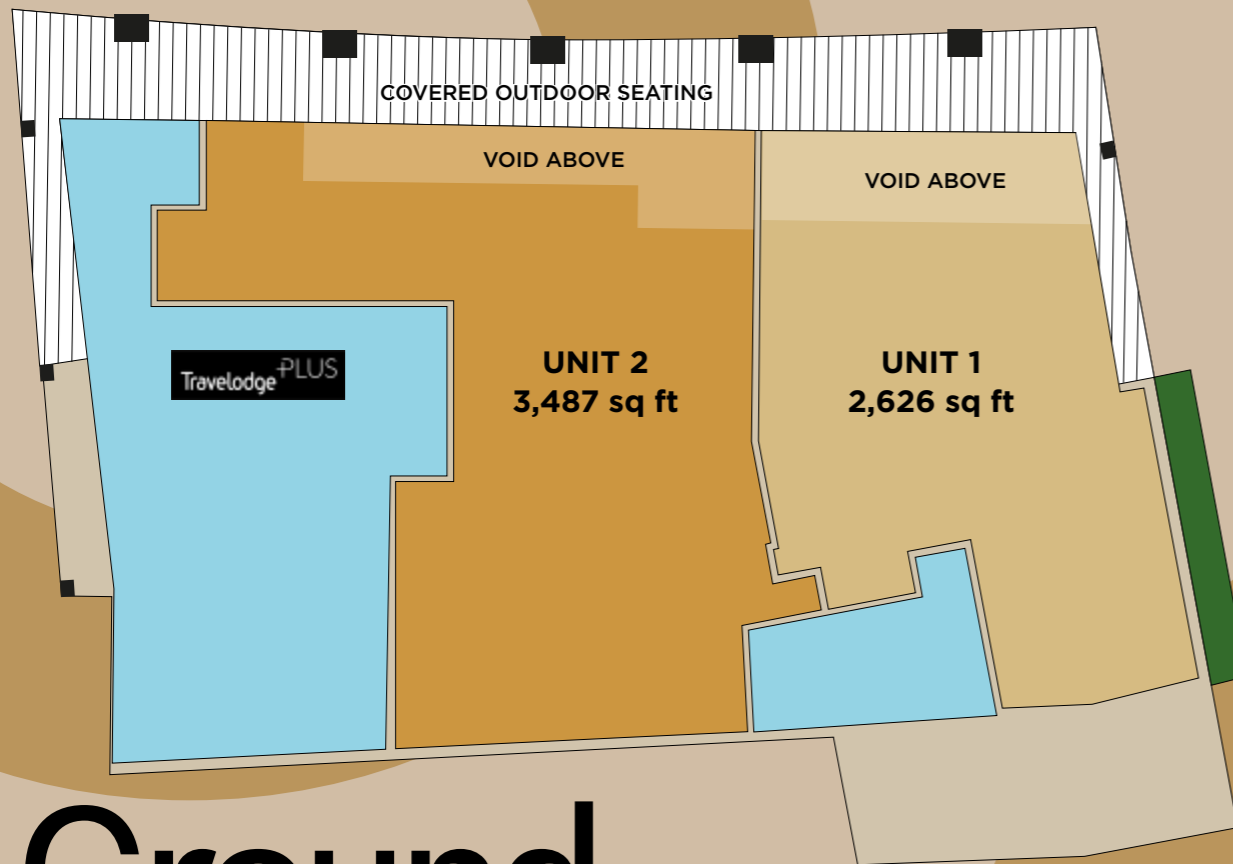
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TIMING

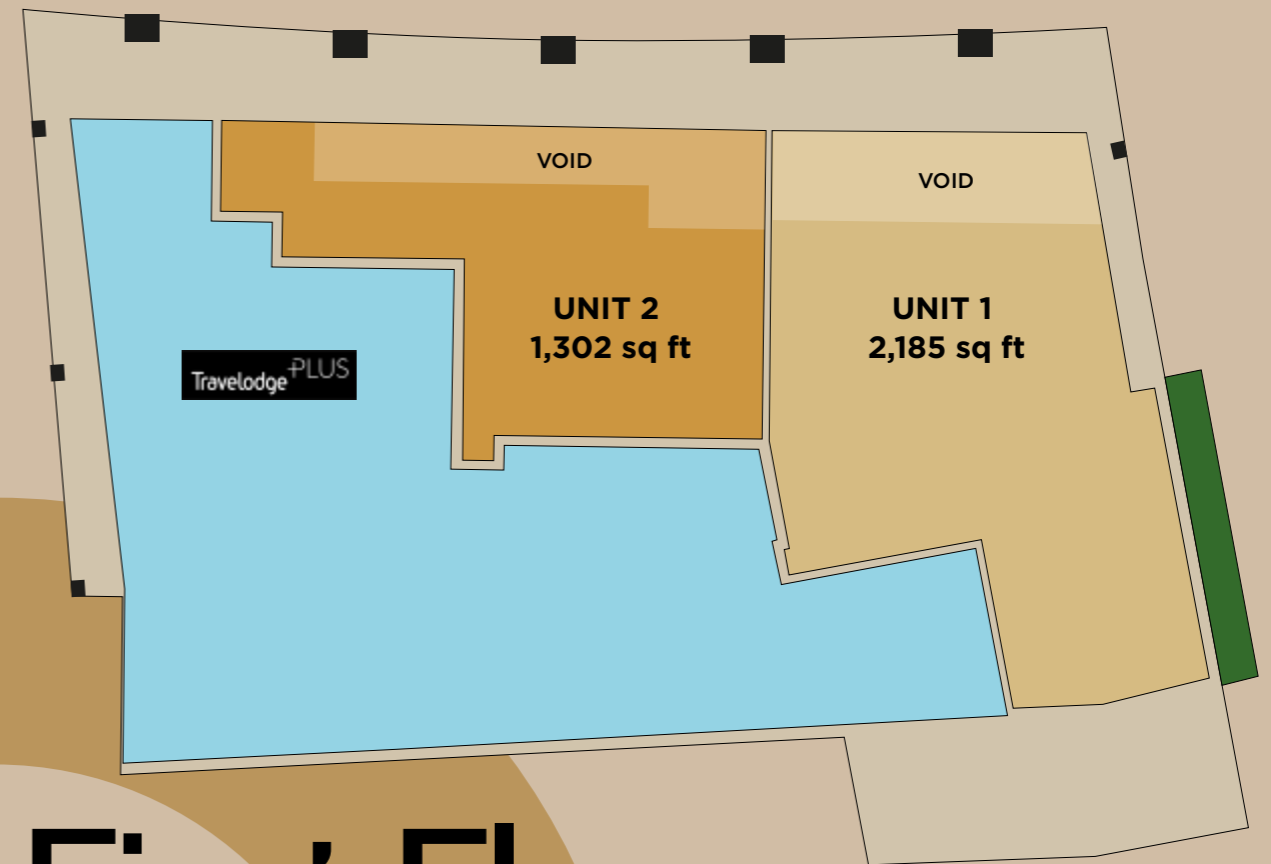
Practical Completion is expected May 2022.

FURTHER INFORMATION

For plans, specification and further information please contact the Joint Agents – details on following page.



Ground Floor



First Floor Mezzanine

All Enquiries



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A development by

