

SERVICED OFFICES TO LET

Highland House
165 The Broadway
Wimbledon
SW19 1NE

165 THE BROADWAY

165
THE BROADWAY

Various Suites Available On Flexible Terms



andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION

The property is located in a good town centre position within easy access to Wimbledon Train station with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham). The property is also easily accessible to South Wimbledon Underground station (Northern Line).

DESCRIPTION

Highland House comprises recently refurbished, high quality, serviced office accommodation. The building benefits from a fully manned reception desk 24/7 hours/day. A newly created roof terrace is available for occupiers and on-site bike storage is provided.

ACCOMMODATION

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees inclusive of:-

- Rent
- Furniture
- Dailing Cleaning
- Utilities
- Service Charge
- Dedicated Internet
- Phone Handsets
- Local & National Calls to Landline

TENURE

Flexible licences available on monthly basis.

PLANNING

B1 Offices.

EPC

Available on request.

AMENITIES

- Train, Underground & Tram services close by
- Town centre
- On-site car parking available
- Gas fired central heating
- Air conditioning
- Lift
- Manned reception area
- Roof Terrace
- On-site bike storage

RATES

Business Rates are excluded from the Licence fee. Interested parties are recommended to make their own enquiries with Merton Council. Small Business Rates Relief may be applicable.

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165 The Broadway
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Strictly by appointment
Andrew Scott Robertson Commercial
Contact: **John King/Stewart Rolfe**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

Rent: Refer to attached schedule

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property



VAT

VAT is charged in addition to the licence fees.

LEGAL COSTS

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

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AVAILABILITY SCHEDULE AS AT JUNE 2026

	Approx. sq. ft.	No. of Work Stations	List Price pcm	Desk Rate	Price per sq.ft.
HH-509	86	2	£358	£179	£50
HH-205	76	2	£317	£158	£50
HH-206	87	2	£363	£181	£50
HH-210	70	2	£292	£181	£50
HH-211	67	2	£279	£140	£50
HH-212	70	2	£292	£146	£50
HH-214	67	2	£279	£140	£50

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AVAILABILITY SCHEDULE AS AT JUNE 2026

	Approx. sq. ft.	No. of Work Stations	List Price pcm	Desk Rate	Price per sq.ft.
HH-215	70	2	£292	£146	£50
HH-216	70	2	£292	£146	£50
HH-217	67	2	£279	£140	£50
HH-219	70	2	£292	£146	£50
HH-220	67	2	£279	£140	£50
HH-221	70	2	£292	£146	£50
HH-222	72	2	£300	£150	£50
HH-226	83	2	£346	£173	£50
HH-227	85	2	£354	£177	£50
HH-228	86	2	£358	£179	£50

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	Approx. sq. ft.	No. of Work Stations	List Price pcm	Desk Rate	Price per sq.ft.
HH-229	89	2	£371	£185	£50
HH-231	84	2	£350	£175	£50
HH-232	82	2	£342	£171	£50
HH-413	62	2	£258	£129	£50
HH-215b	40	1	£167	£167	£50
HH-216b	175	4	£729	£182	£50
HH-225	86	2	£358	£179	£50

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