

Melbury House, Wimbledon Hill Road

Wimbledon, SW19 7QW

Offices

savills

4,960 – 13,630 sq ft NIA

[savills.co.uk](https://www.savills.co.uk)

Highlights

- 1st and 3rd floor offices
- Fitted with breakout space and meeting rooms
- 8 secure car spaces
- Refurbished reception
- Private terraces at 3rd floor
- 100% Electric
- Air conditioning
- Metal suspended ceiling
- Fitted
- 320m from Wimbledon Train / Tube station
- Available Q1 2027



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Location

Melbury House enjoys a highly convenient location in Wimbledon, offering excellent connectivity by rail, Underground, and road. Wimbledon Station is within easy reach, providing regular South Western Railway services to London Waterloo in approximately 15–20 minutes, making it ideal for commuters into Central London.

In addition, the station is served by the District Line, offering direct Underground access to key destinations including Earl's Court, Victoria, and Westminster.

Tramlink services from Wimbledon connect to Croydon and surrounding areas, enhancing east–west travel across South London.

By road, the property benefits from excellent access to the A3, which provides a direct route into Central London to the north and out towards Surrey and the M25 to the south-west. This makes journeys to Heathrow and Gatwick airports straightforward, as well as offering convenient links to the wider motorway network. Local roads also provide easy access to neighbouring areas such as Kingston, Richmond, and Putney.

Description

The first and third floor offices are fully fitted and arranged to provide a practical working environment. Each floor includes meeting rooms, breakout space, a kitchen area, and open plan office accommodation.

The third floor also benefits from a small terrace, suitable for informal use. Windows on all elevations provide good natural light throughout the space.

A refurbished reception area is located at ground floor level. Secure basement parking is available, with five spaces allocated to the 1st Floor and 3 to the 3rd Floor.

Floor	Sq Ft NIA	Sq M NIA
1 st	8,670	805.5
3 rd	4,960	460.8
Total	13,630	1,266.3

Important Notice: Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Lease

The space is available by way of a new lease direct from the Landlord.

Rent

Upon application

Service charge

The anticipated service charge for Year Ending 2025 is £11.50 per sq ft

Business rates (April 2026)

Rateable value: 1st £330,000
3rd £189,000

Rates payable: 1st £189,750 (£21.89 psf)
3rd £108,675 (£21.91 psf)

VAT

VAT is applicable

Use Class

E

EPC

1st Floor - A
3rd Floor - C

Viewing – by appointment

Stuart Chambers
Stuart.Chambers@Savills.com
07870 999 339

Holly Purvis
Holly.Purvis@Savills.com
07977 371 475

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Floorplans

1st Floor



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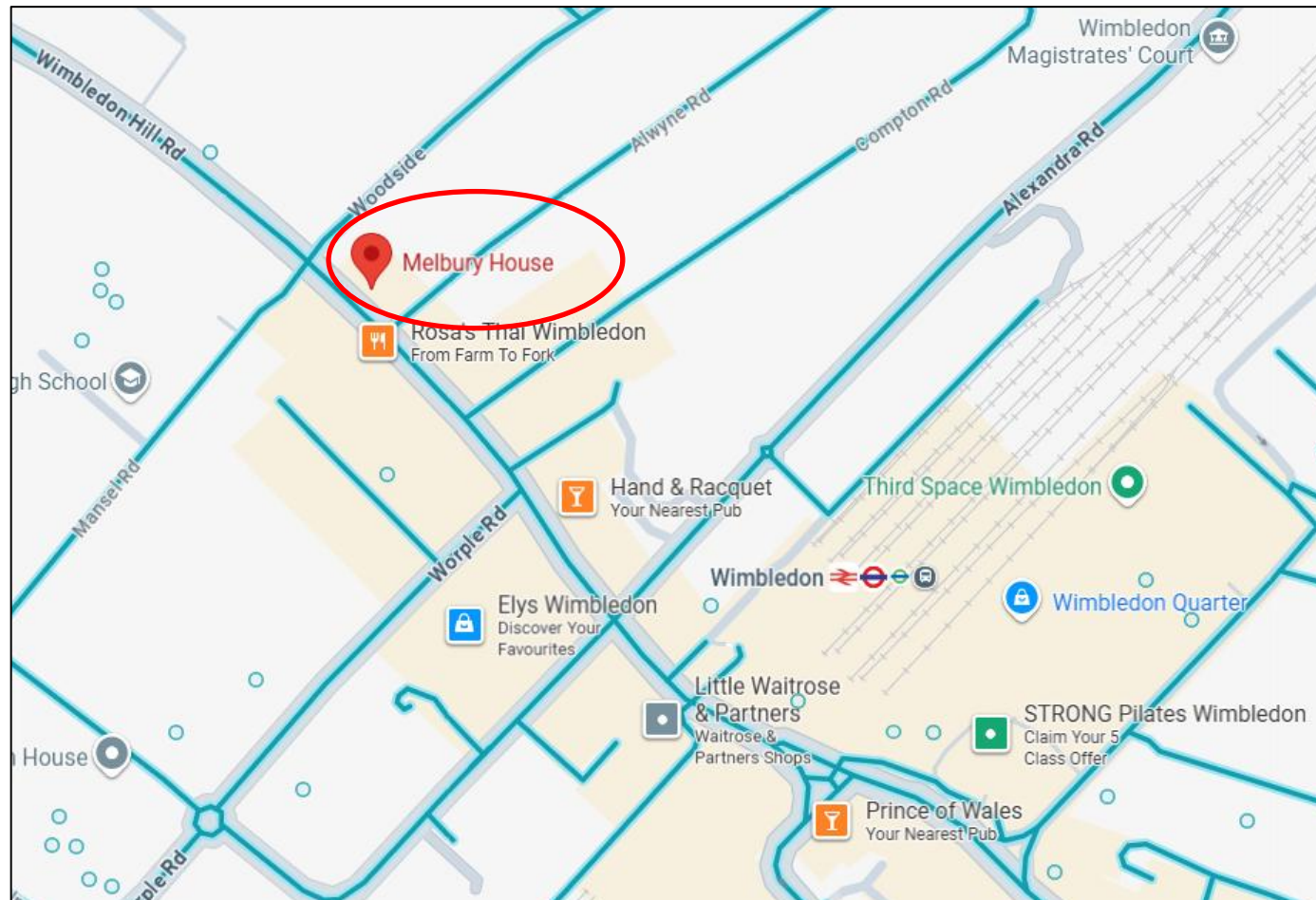
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Map



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