

OFFICES TO LET – WIMBLEDON TOWN CENTRE

1ST, 2ND & 3RD Floors
8 The Broadway
Wimbledon
SW19 1RF

1,273 (sq. ft.)
(118.30 sq. m.)



**andrew scott
robertson**
chartered surveyors • estate agents

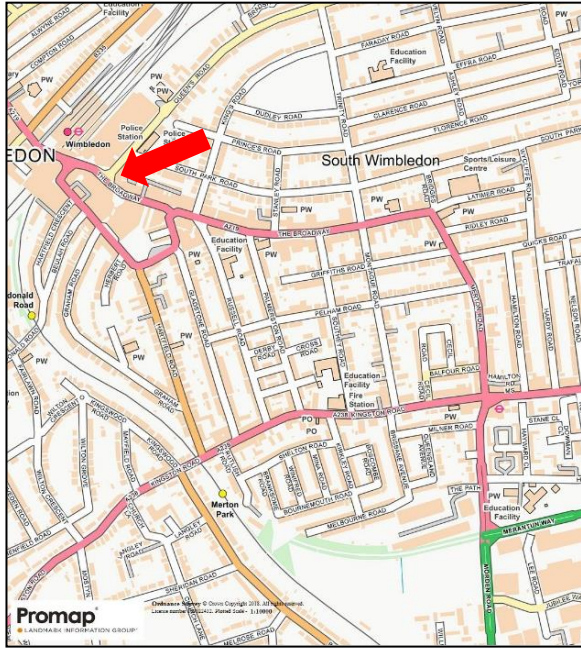
Close to Wimbledon Station
Offering Rail, Underground and Tram Services



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The subject property is situated in the heart of Wimbledon Town Centre, which provides an extensive range of amenities as well as excellent transport links with Wimbledon mainline station offering Rail, Underground and Tram services. Trains into Waterloo and Central London take approximately 16 minutes.

DESCRIPTION

The premise is arranged over the 1st, 2nd & 3rd floors providing self-contained accommodation, with access direct off The Broadway, and comprises cellular offices. The offices benefit from kitchen and WC facilities to the first floor.

AMENITIES

- Town Centre location
- Rarely available
- Self contained offices
- Kitchen and WC facilities

LEASE

A new lease is available on terms to be agreed.

AMENITIES

First	454 sq. ft. (42.20 sq. m.)
Second	400 sq. ft. (37.20 sq. m.)
Third	419 sq. ft. (38.90 sq. m.)
TOTAL	1,273 sq. ft. (118.30 sq. m.)

EPC

Band E (110). Expires 20th December 2031.

LEGAL COSTS

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

VAT

The property is not elected for VAT.

RATES

2023 List Rateable Value: £25,000
UBR 2024/25 – 0.499p in the £
Source: VOA website.

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

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

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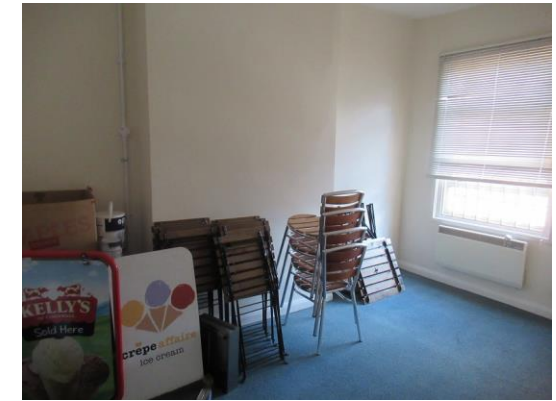
Wimbledon

SW19 1RF

Rent: £39,000 per annum exclusive

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:

- 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



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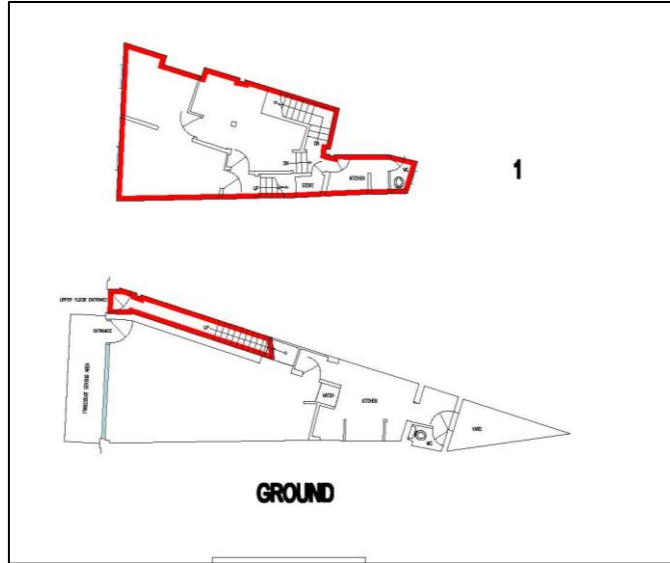
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EPC & FLOORPLANS

Energy performance certificate (EPC)							
1st, 2nd & 3rd Floors 8 The Broadway WIMBLEDON SW19 1RF	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> </tr> <tr> <td>E</td> <td>20 December 2031</td> </tr> <tr> <td colspan="2">Certificate number: 8472-5004-0077-3959-4864</td> </tr> </table>	Energy rating	Valid until	E	20 December 2031	Certificate number: 8472-5004-0077-3959-4864	
Energy rating	Valid until						
E	20 December 2031						
Certificate number: 8472-5004-0077-3959-4864							
Property type	B1 Offices and Workshop businesses						
Total floor area	167 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 E.							
	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	25 A						
If typical of the existing stock	72 C						
Properties are given a rating from A+ (most efficient) to G (least efficient).							



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