



OFFICES TO LET PART GROUND FLOOR

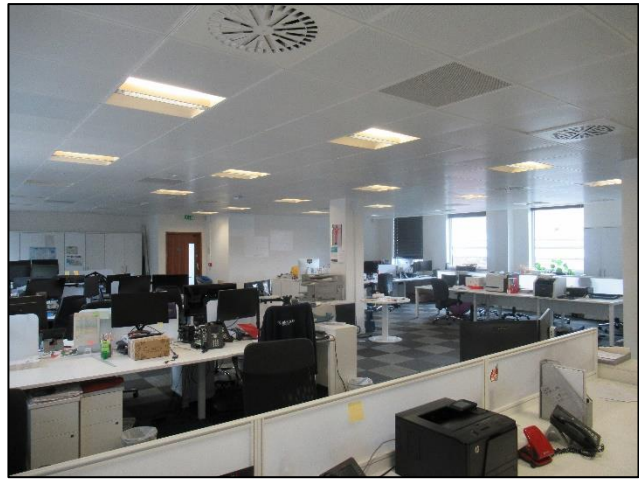
**CONNECT HOUSE,
ALEXANDRA ROAD
WIMBLEDON
SW19 7JY**



2,925 sq. ft. (271.74 sq. m.)



MAIN RECEPTION AREA



GROUND FLOOR OFFICE

LOCATION

Connect House was substantially refurbished in 2015 and provides Grade A office space in the heart of Wimbledon, immediately adjacent to Wimbledon station with its train, underground and tram connections.

DESCRIPTION

Connect House comprises 22,500 sq. ft. in total and is let on individual floors. There is a prestigious and extended manned reception area. All facilities have been renewed with low carbon footprint and running costs.

Current occupiers include Crunch Communications, Morrison's, Club Med and WSM.

The office suite is located on the ground floor and forms part of the floor occupied by Crunch Communications.

AMENITIES

- Raised Floor with new ceiling grid
- VRF comfort cooling
- Double glazed windows triple aspect
- Manned Reception

TENURE

Lease outside the Landlord & Tenant Act 1954 to 23rd April 2025.

There is an outstanding rent review as at April 2020.

ACCOMMODATION

Part Ground Floor: Net Internal Area 2,925 sq. ft. (271.74 sq. m)

RENT

£125,375 per annum exclusive.

VAT

The property is elected for VAT.

SERVICE CHARGE

Details on request.

RATES

To pay a fair proportion of business rates for this suite. Further details on request.

EPC

B: 40. A copy is available on request.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

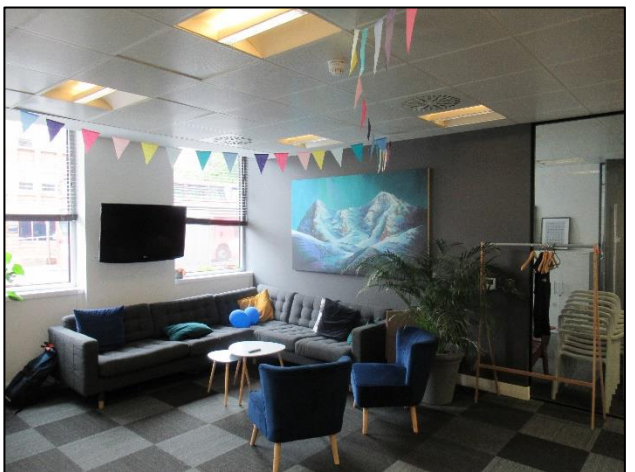
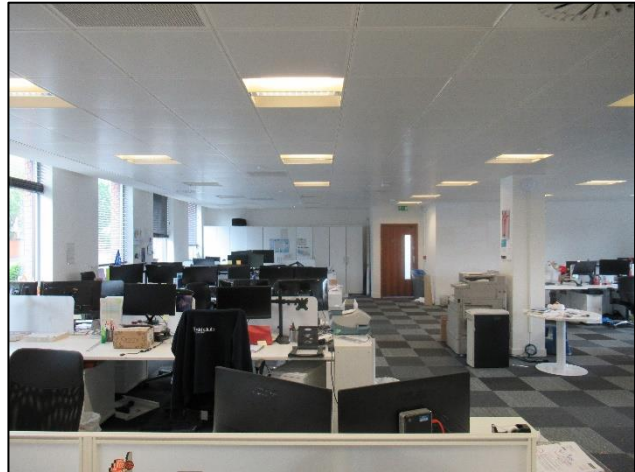
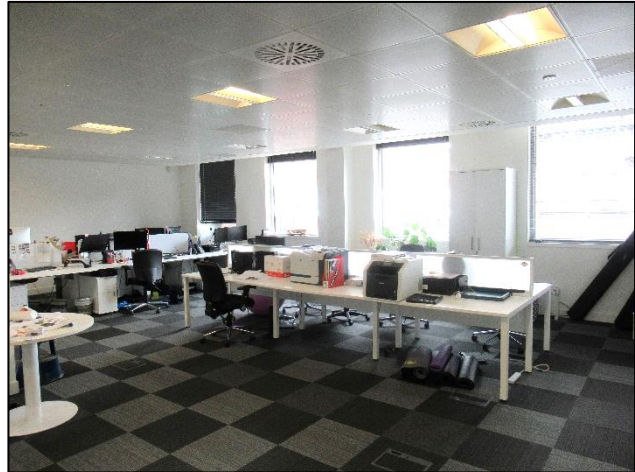
**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

**Contact: Stewart Rolfe
Tel: 020 8971 4999**

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (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
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Energy Performance Certificate

Non-Domestic Building



Connect House
133-137 Alexandra Road
London
SW19 7JY

Certificate Reference Number:
9090-9940-0394-8450-8024

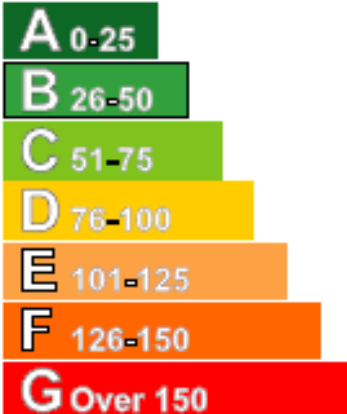
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 40 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2179
Assessment Level:	4
Building emission rate (kgCO ₂ /m ² per year):	28.66
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:



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