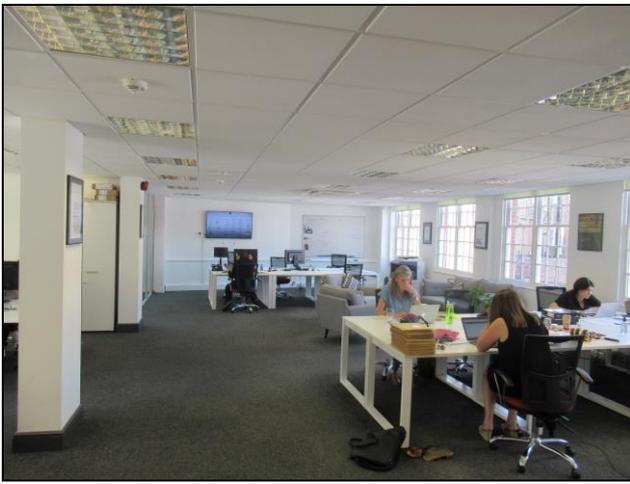


TO LET

**PART 1ST FLOOR
WOODCOCK HOUSE
HIGH STREET
WIMBLEDON VILLAGE SW19 5BY**



ACCOMMODATION 1,542 SQ FT (143 SQ M)



Photographs taken September 2020

LOCATION

Woodcock House is located on the High Street, in the heart of Wimbledon Village, in a secure, gated cobblestone development. Numerous shops, pubs, bars and restaurants are within the immediate area. Wimbledon Mainline, Underground and Tramlink stations are approximately half a mile away and the area is serviced by good local bus routes.

DESCRIPTION

The office is situated on the first floor and provides good quality, open plan office accommodation. There are 2 designated car parking spaces.

AMENITIES

Open Plan Office Accommodation
AC/Comfort Cooling
Perimeter Trunking
Good Natural Light
2 Car Parking Spaces

TENURE

A new effective FRI lease outside the security provisions of the Landlord & Tenant Act 1954.

EPC

D - 97

RENT

£65,535 pax

VAT

VAT is applicable.

RATES

Rateable value: £48,500.

The 2020/21 UBR is 49.9p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

Each party is to bear their own costs in the transaction.

VIEWING

Strictly by appointment:-

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

Contact: Stewart Rolfe

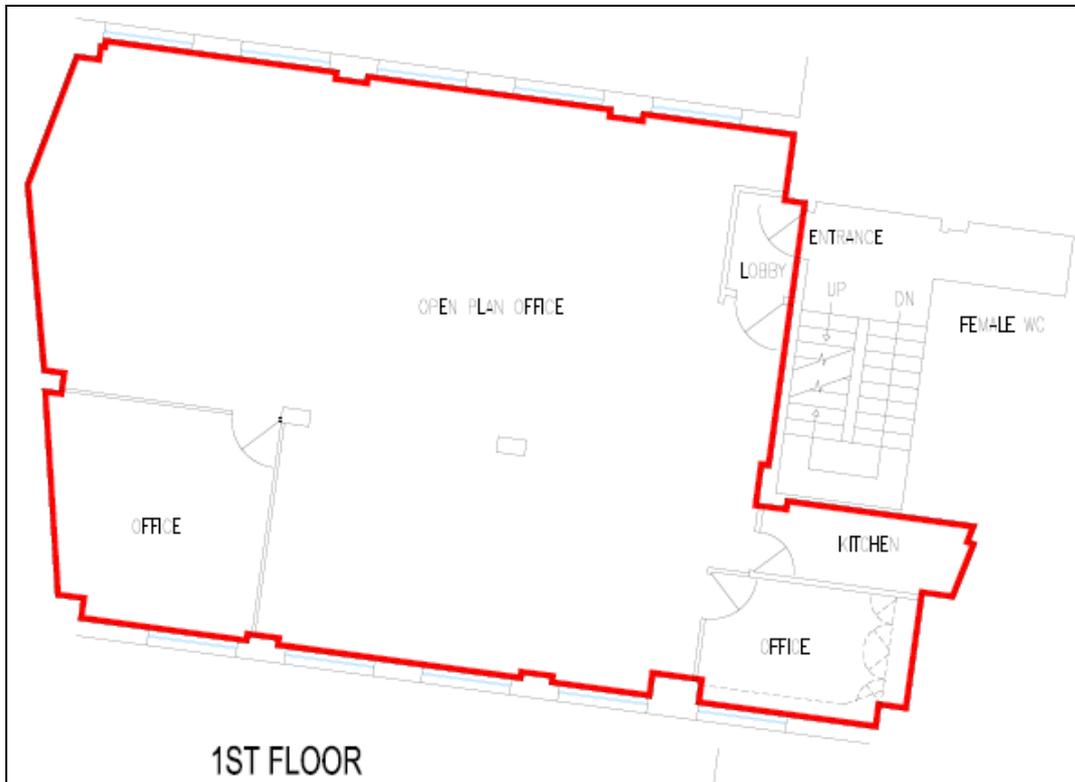
Tel: 020 8971 4999

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
- (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 has any authority to make or give any representation or warranty whatsoever in relation to this property

September 2020



Energy Performance Certificate HM Government

Non-Domestic Building

FIRST FLOOR WEST
 Woodcock House
 Gibbard Mews
 High Street Wimbledon
 LONDON
 SW19 5BY

Certificate Reference Number:
 0923-0434-7009-7499-8192

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

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

97

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	151
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	70.04
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Building similar to this one could have ratings as follows:

28

If newly built

81

If typical of the existing stock

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September 2020