



OFFICES TO LET

TERPSICHORE HOUSE 240 MERTON ROAD WIMBLEDON SW19 1EQ



963 SQ. FT. (89.42 SQ. M.)



LOCATION

The property is located within a minute walk to South Wimbledon underground station. Wimbledon town centre with its wide range of retail and leisure facilities is 1 mile to the north west. Wimbledon station also provides regular services to London Waterloo (19 mins) and its connections to London Underground (District Line).

The property is on Merton Road, on the junction with Hamilton Road Mews and very close to its junction with Kingston Road and Merton High Street.

DESCRIPTION

The property comprises an end of terraced building comprises offices to the ground floor. Parking for 1-2 cars in rear secure yard, demised to the offices.

ACCOMMODATION

GF Offices NIA: 832 sq. ft. (77.33 sq. m.)
GF Store NIA: 130 sq. ft. (12.10 sq. m.)
Total: 962 sq. ft. (89.43 sq. m.)

AMENITIES

- Good location, close to Underground.
- Secure, on-site parking

EPC

Band C (70)
Expires 11th September 2029.

RENT

£22,500 per annum exclusive

VAT

The property is not elected for VAT.

LEASE

Assignment of the existing lease which expires on 28th September 2024.

A sub lease may be considered on terms to be agreed.

RATES

2017 rateable value: £18,500
Source VOA website

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the sole agents:-

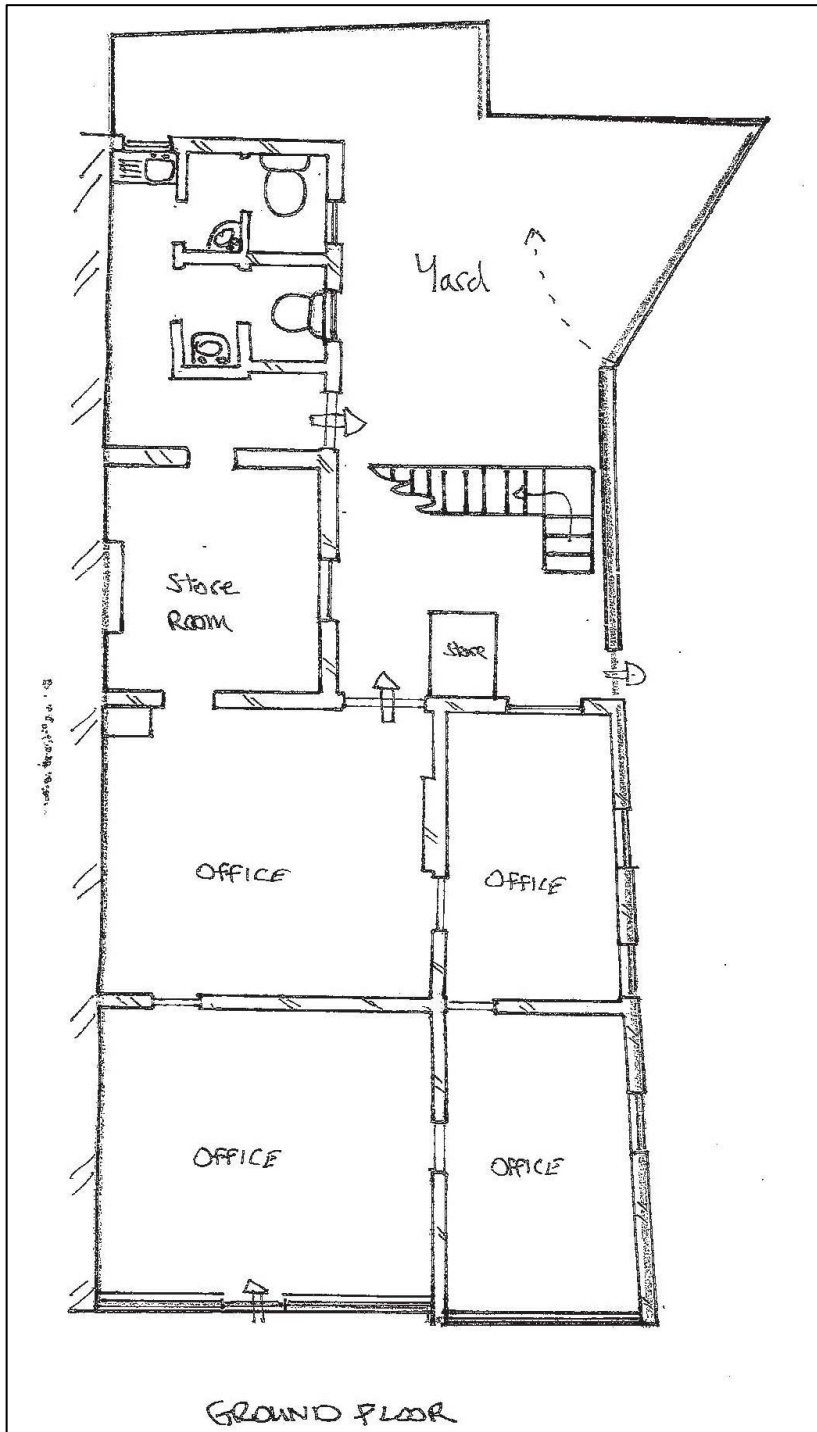
**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON SW19 5DX**

**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:

- 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
- April 2021



Energy Performance Certificate

Non-Domestic Building HM Government

240 Merton Road
LONDON
SW19 1EQ Certificate Reference Number:
9901-3061-0715-0500-0191

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	0-25	← 70 This is how energy efficient the building is.
B	26-50	
C	51-75	
D	76-100	
E	101-125	
F	126-150	
G	Over 150	

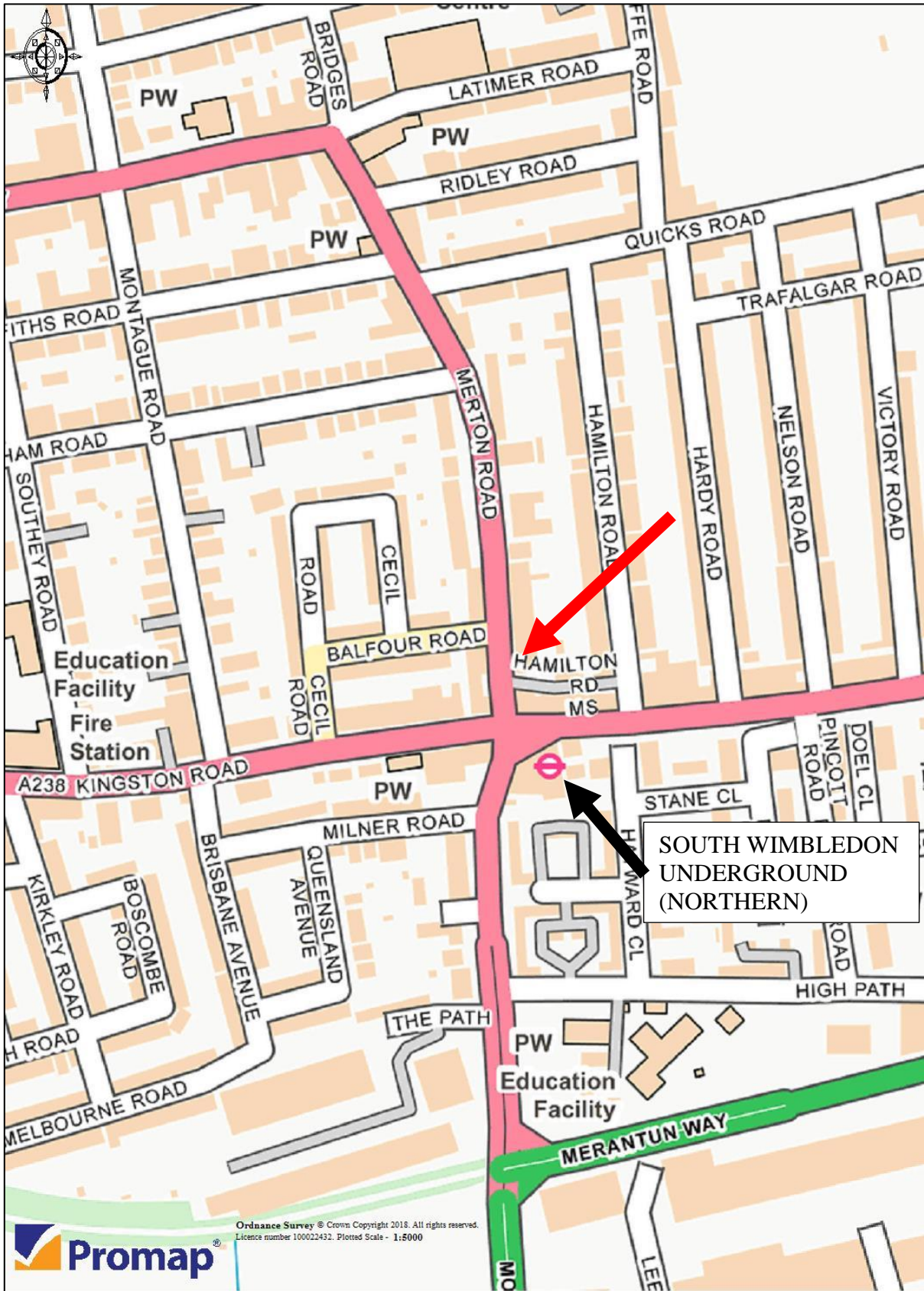
Less energy efficient

Technical Information	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows: 30 If newly built 88 If typical of the existing stock
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 110	
Assessment Level: 3	
Building emission rate (kgCO ₂ /m ² per year): 67.02	
Primary energy use (kWh/m ² per year): 502.17	

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