



Woodcock House High Street Gibbard Mews Wimbledon Village SW19 5BY

WIMBLEDON VILLAGE AIR CONDITIONED OFFICE SUITE WITH PARKING

Area: 1,349 FT² (125 M²)

Initial Rent: £57,333 PA



LOCATION
Wimbledon Village



PARKING
2 Spaces



AIR CONDITIONING



AVAILABILITY
Immediately



KITCHEN



TRAIN
Waterloo 16mins



BUS



TUBE
District Line



NATURAL LIGHT



CARPETS



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LOCATION:

The building is situated on the High Street in Wimbledon Village, a short distance from the town centre. There are numerous shops, pubs, bars and restaurants within the immediate vicinity.

The Village is a popular location for business, set within a sought after and affluent leafy suburb. Wimbledon Common is nearby, providing a great place to take a moment out of the office. Wimbledon Village is a short distance from the A3 providing excellent links to the M25 and both Heathrow and Gatwick Airports.

Wimbledon Town Centre is just a short walk from the Village which has an unrivalled communications hub providing Rail, Tram and Underground (District Line) connections into Central London.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Floor Area	1,349	125
TOTAL	1,349	125

DESCRIPTION:

Woodcock House provides an enviable working environment providing a number of office suites in varying size. This suite is situated on the 2nd Floor of the building accessed via the main reception.

The offices are mainly open plan with 2 cellular offices whilst having carpeting to floors, good natural light, air conditioning along with a small kitchen.

Cloakrooms are located within the common parts whilst there are 2 on site car parking spaces allocated to the suite.

LEASE:

A new effective full repairing and insuring lease for a term to be agreed, any lease to be contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

VAT:

Applicable

SERVICE CHARGE:

TBA

RATES PAYABLE:

Rateable Value : £ 34,250.

The 2020/21 UBR is £ 0.49.

Interested parties should seek clarification from the London Borough of Merton.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for



their own legal costs.



CONTACT:

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