



Beyond Analysis High Street Wimbledon Village SW19 5BY

AIR CONDITIONED OFFICES WITH PARKING

Area: 1,542 FT² (143 M²)

Initial Rent: £65,535 PA



LOCATION
Wimbledon Village



TUBE
District Line



TRAIN
Waterloo : 15 mins



TRAM
Connection to
Croydon



PARKING
2 car parking
spaces



AIR CONDITIONING
Throughout



CARPETS
Throughout



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Continued

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LOCATION:

Woodcock House 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.

The 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	1,542	143
TOTAL	1,542	143

DESCRIPTION:

Woodcock House provides an enviable working environment providing a number of office suites in varying sizes. The suite is situated on the 1st Floor of the building accessed via the main reception.

Cloakrooms are located within the common parts whilst the suite is presented in a high specification. There are 2 on site car parking spaces allocated to the suite.

LEASE:

An effective full repairing and insuring lease for a term to be agreed. Any lease will be excluded from the Security of Tenure and Compensation provisions of the Landlord and Tenant Act Part II as amended.

VAT:

Applicable

SERVICE CHARGE:

TBA

RATES PAYABLE:

Rateable Value : £ 48,500.

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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