



## SERVICED OFFICES TO LET

# THE OLD TOWN HALL, QUEENS ROAD WIMBLEDON SW19 8YB



**VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS**



PROFESSIONAL PROPERTY PEOPLE





### **LOCATION**

The property is located in a prime town centre position, adjacent to Wimbledon Train station with its regular services to London Waterloo (19 mins.) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham). The property is also next to Centre Court Shopping Centre.

### **DESCRIPTION**

The Old Town Hall comprises newly refurbished, high quality, serviced office accommodation

### **AMENITIES**

- Train services close by
- Town Centre
- Refurbished
- On Site Car Parking available
- Gas fired central heating
- Air Conditioning
- Lift
- Manned Reception Area

### **PLANNING**

B1 Offices

### **TENURE**

Flexible licences available on monthly basis.

### **ACCOMMODATION**

See attached schedule for current availability.

### **LICENCE FEE**

See attached schedule for licence fees.

### **VAT**

VAT is charged in addition to the licence fees.

### **EPC**

Not required. Listed building.

### **RATES**

Included in licence fee.

### **LEGAL COSTS**

Each party is 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](mailto: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

**April 2024**

## AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. Sq. Ft.	No. of Work Stations	List Price pcm	Available	Notes
2 person office		100	2	£1,120	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Sampras	1 <sup>st</sup>	200	4	£2,240	<b>01/06/24</b>	Excellent natural light. Best location in Wimbledon next to station.
Laver	1 <sup>st</sup>	150	3	£1,680	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
03 – Borg	1 <sup>st</sup>	700	14	£7,840	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Swiatek	2 <sup>nd</sup>	500	10	£5,000	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Henin	2	250	5	£2,800	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Hewitt A	2 <sup>nd</sup>	150	3	£1,680	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Raonic	2 <sup>nd</sup>	700	14	£6,300	<b>Now</b>	Excellent natural light. Best location in Wimbledon next to station.
Cash	2 <sup>nd</sup>	450	9	£5,040	<b>01/06/24</b>	Excellent natural light. Best location in Wimbledon next to station.