

B E M O R E
W I M B L E D O N
A B O U T I T

FROM
4,294 SQ FT
AVAILABLE

22
WR



R I P

U P

T H E

R U L E

B O O K



● Wimbledon is changing. At 22 Worple Road, we have developed space to meet that change head on.

With the arrival of dynamic businesses and buzzing venues, this is a place where the balance between work and leisure can easily be found.

2 2 W O R P L E R O A D
L O N D O N S W 1 9 4 D D



f
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love what you do

22 WORRELL ROAD

Earlsfield B235
Morden (A24)
Merton Park
(B285)
Car Parks

FRANCIS GROVE

T H I N K

U R B A N

N O T

S U B U R B A N

● 22 Worples Road has been designed by leading Shoreditch-based architect BuckleyGrayYeoman to provide a cutting-edge working environment for tomorrow's office occupiers.

Wimbledon's newest and most ambitious office development has delivered approximately 40,981 sq ft IPMS3 of contemporary office accommodation.

The space has been created using exceptional materials sourced from all over the world, generating a product of Scandinavian simplicity, with modern building technology at its heart.



F I R S T

I M P R E S S I O N S

C O U N T

● The spacious, sleek reception area provides an unmistakable sense of prestige upon arrival at 22 Worple Road. Exposed concrete ceilings and beams, feature tube lighting and polished plaster walls combine with contemporary furniture to provide a cool, urban setting.



S P A C E

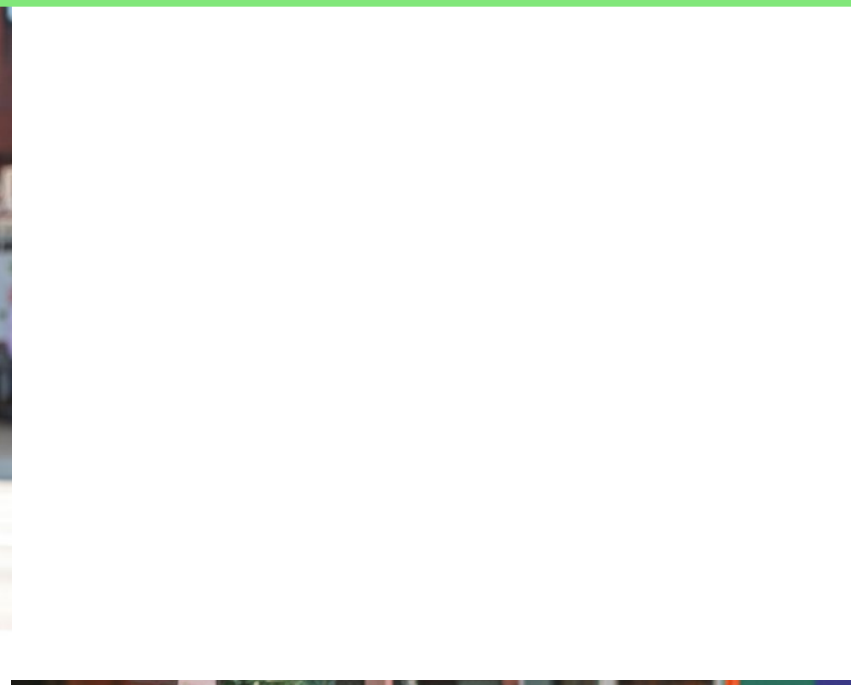


T O

T H I N K

● BuckleyGrayYeoman's design incorporates a stunning communal timber-decked terrace of nearly 2,000 sq ft above 4th floor level, providing great entertainment space, somewhere to check emails or take a call, or just look out across the rooftops of Wimbledon.

B E
I N
T H E
T H I C K
O F
T H I N G S



- Wimbledon is ideally placed for business, being only a short hop from central London but also within easy striking distance of London's suburbs and hinterland for customers and staff alike.

Being the main transport hub for South West London, thousands of workers pour into the town centre every day, creating a fantastic buzz in the cafés, bars, shops and public spaces. The gyms are all packed too – appearance is everything.



S T E P

I N T O

Y O U R

C O M F O R T

Z O N E



● An amazing array of welcoming eateries and bars form the setting for Wimbledon's thriving social scene.

Wimbledon workers can enjoy everything from traditional London boozers such as "The Alex", through to table-tennis-and-craft-beer joint SMASH, to smart cocktails at "601". On the food front, choose from metro favourites like Wahaca, Wagamama and GBK, or go for high-end cuisine at San Lorenzo or Sticks'n'Sushi.





R E F R E S H

A N D U N W I N D

601 Queen's Rd

Offering Wimbledon's newest roof terrace, 601 Queen's Rd serves an extensive drinks menu including wines, carefully curated cocktails and house-made lemonades, available from morning coffee to a late nightcap.

Sticks'n'Sushi

Top quality, fresh and beautiful sushi. Stylishly delivered in a dark wood room with a bar that wouldn't look out of place in a five-star Singapore hotel.

Roxie Steakhouse

This is the place to come for your red meat fix, with quality cuts of beef sourced from around the world. Chicken, prawns and calamari are also on the menu.

San Lorenzo

Founded in 1969, this is a well-established Wimbledon favourite. Authentically family-run, it's the go-to place for tennis stars, locals in the know, and visitors who hunger for Italian flavours from the old country.

Wahaca

Mexican street food comes to Wimbledon. Burritos, enchiladas and the like are rustled up speedily, with a great range of drinks to go alongside.

The Alexandra

"The Alex" is a time-honoured Wimbledon favourite, with upstairs bar The Loft offering a great range of craft beers and diner-style food.

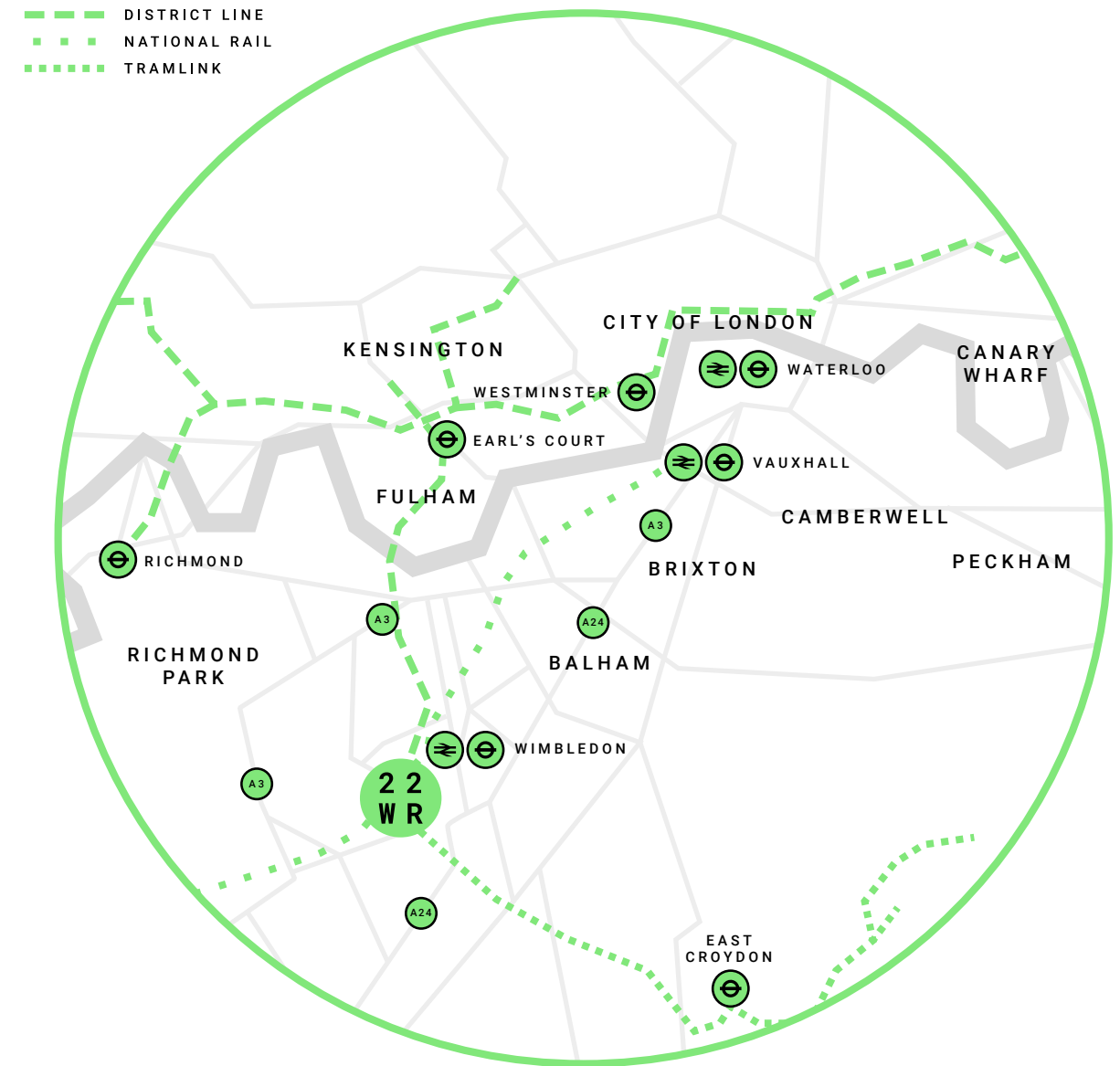
Wagamama

Needs no introduction. Tasty Japanese noodle dishes and ramens at a lunchtime-friendly budget. Try the sake?

SMASH

Buzzing new table tennis bar with a great vibe, offering craft beer, cocktails and pizza from lunchtime onwards. Our favourite!

A W E A L T H O F C O N N E C T I O N S



16
17

● 22 Worple Road is located at the heart of Wimbledon town centre, so the building is easily accessible from all directions, via many modes of transport.

Wimbledon Station is only 3 minutes walk from the building and provides express mainline rail services to London Waterloo in only 17 minutes, passing through Vauxhall (Victoria Line) and Clapham Junction (for direct trains to Gatwick Airport and Brighton).

The District Line also runs from Wimbledon via Putney and Fulham up to Earl's Court, from where central London, Heathrow and many other destinations are accessible.

The Croydon Tramlink provides a crucial east-west connection from Wimbledon, opening up access from a huge South London staff pool and connects to the Luton-Brighton Thameslink branch at East Croydon.

And not forgetting road transport – numerous local bus routes pass through Wimbledon, and the nearby A3 provides a swift route to the M25 at Junction 9.

DRIVING DISTANCE (MILES)	FASTEST TIMES (MINUTES)
A3	Vauxhall 0.3 12
The South Circular	Earl's Court 3 17
Heathrow	Waterloo 13 17
M25	Croydon (Tramlink) 14 30
	Richmond 35

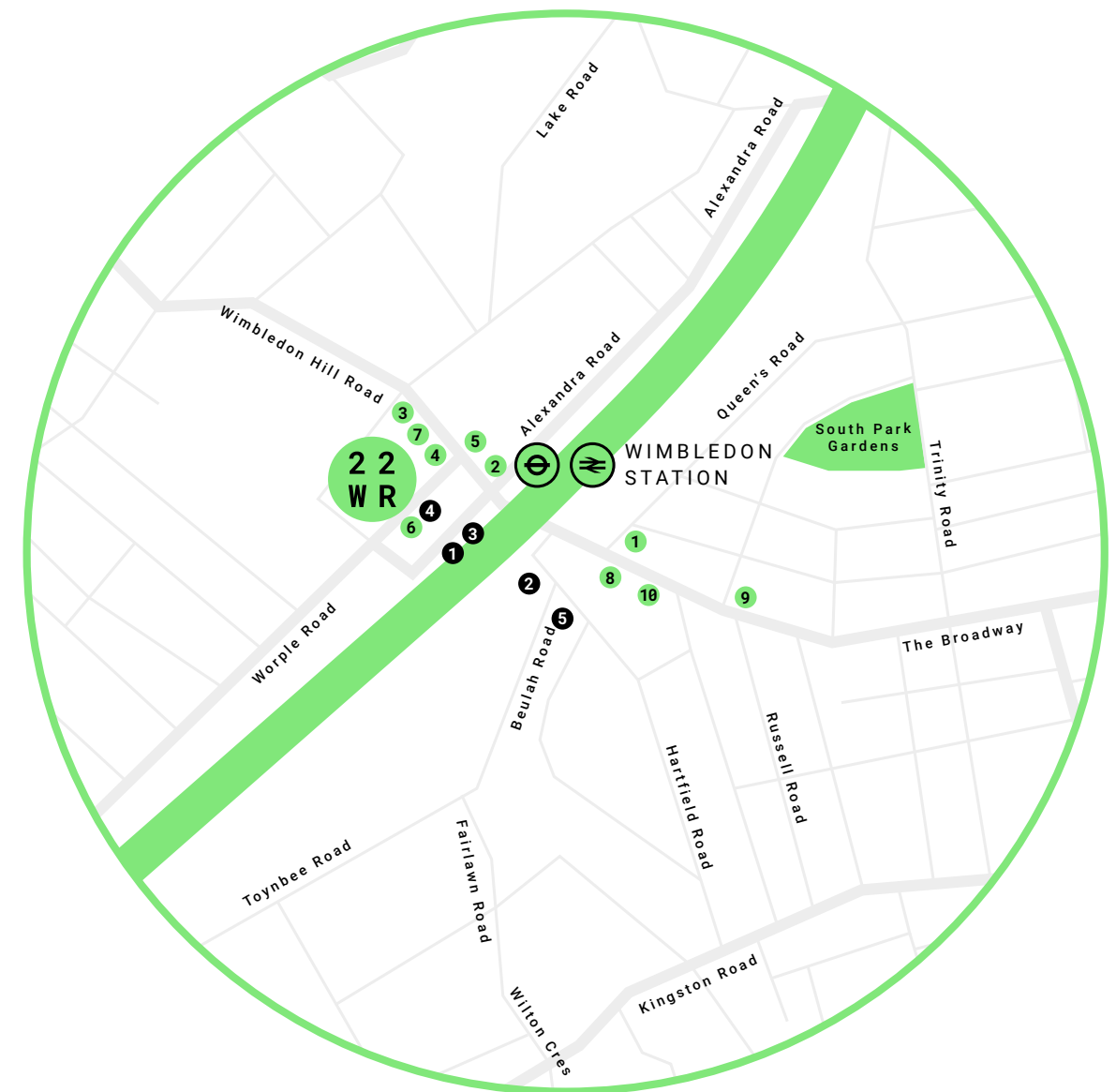


KEEPING UP APPEARANCES



● People like to look and feel good these days. Before or after work, there are plenty of opportunities in central Wimbledon to exercise and let off steam.

Gyms: leading operators are plentiful. Virgin Active is opposite 22 Worple Road and Nuffield Health is only a few minutes away on The Broadway. For the more ambitious, up the hill Wimbledon Common offers great off-roading (whether on foot or by bike) in over 1000 acres of untamed common land.



LOCAL AMENITIES

- 1 **601 Queen's Rd**
4 Queen's Road
- 2 **Roxie Steakhouse**
29 Wimbledon Hill Road
- 3 **Sticks'n'Sushi**
58 Wimbledon Hill Road
- 4 **San Lorenzo**
38 Wimbledon Hill Road
- 5 **The Alexandra**
33 Wimbledon Hill Road

- 6 **Virgin Active**
21 Worple Road
- 7 **Wagamama**
46-48 Wimbledon Hill Rd
- 8 **Wahaca**
35 The Broadway
- 9 **SMASH**
82 The Broadway
- 10 **Odeon IMAX**
39 The Broadway

LOCAL OCCUPIERS

- 1 **Coty UK**
5 St George's Rd
- 2 **Close Brothers**
1 Hartfield Road
- 3 **Capsticks LLP**
1 St George's Rd
- 4 **LIDL HQ**
19 Worple Road
- 5 **Kindred**
17 Hartfield Rd

S P A C E

T O

STUNNING OPEN PLAN
SPACE READY FOR
CONTEMPORARY FITOUT



Interior design & fit out by Peldon Rose

I N S P I R E

A B U I L D I N G O F D I S T I N C T I O N

ARCHITECT
BuckleyGrayYeoman

OUTLINE SPECIFICATION

Floor to Ceiling Heights

- (FFL to structural soffit)
- Ground floor: 2.95m
- First floor: 2.95m
- Second floor: 2.95m
- Third floor: 2.72m
- Fourth floor: 3.00m

Raised Floor

150mm FSL-FFL raised floor with clear space zone for distribution of power, voice and data cabling and any other tenant services.

Ceiling

Exposed painted concrete coffer ceilings with services raft to the centre of the floorplate.

Lighting

Suspended LED light fittings, 400 lux average, from structural soffit.

Mechanical Services

Variable refrigerant flow (VRF) comfort heating and cooling system.

Occupancy Standards

Lifts – Occupancy 1 person per 8 sq m with 80% utilisation.

Design Occupancy – 1:8 sq m / person of net lettable area for design of building services

Plant Servicing – 1:8 sq m / person

Means of Escape – 1:6 sq m / person

WCs – 1:10 sq m / person

FACILITIES

Lifts

2 x 11 person lifts serving ground to 4th floors, with one lift serving the basement.

WCs

Separate male and female washroom areas on each floor.

Parking

13 x car parking spaces (2 of which have electrical car charging points)

Showers and Changing

4 x showers and 36 x lockers

Cycling

34 x cycle space and 3 x cycle stands

Landscaping and Terraces

The entrance has been enhanced including new landscaping and terraces have been installed on the fourth floor and roof level to provide outdoor amenity space for the building.

DATA & COMMUNICATIONS

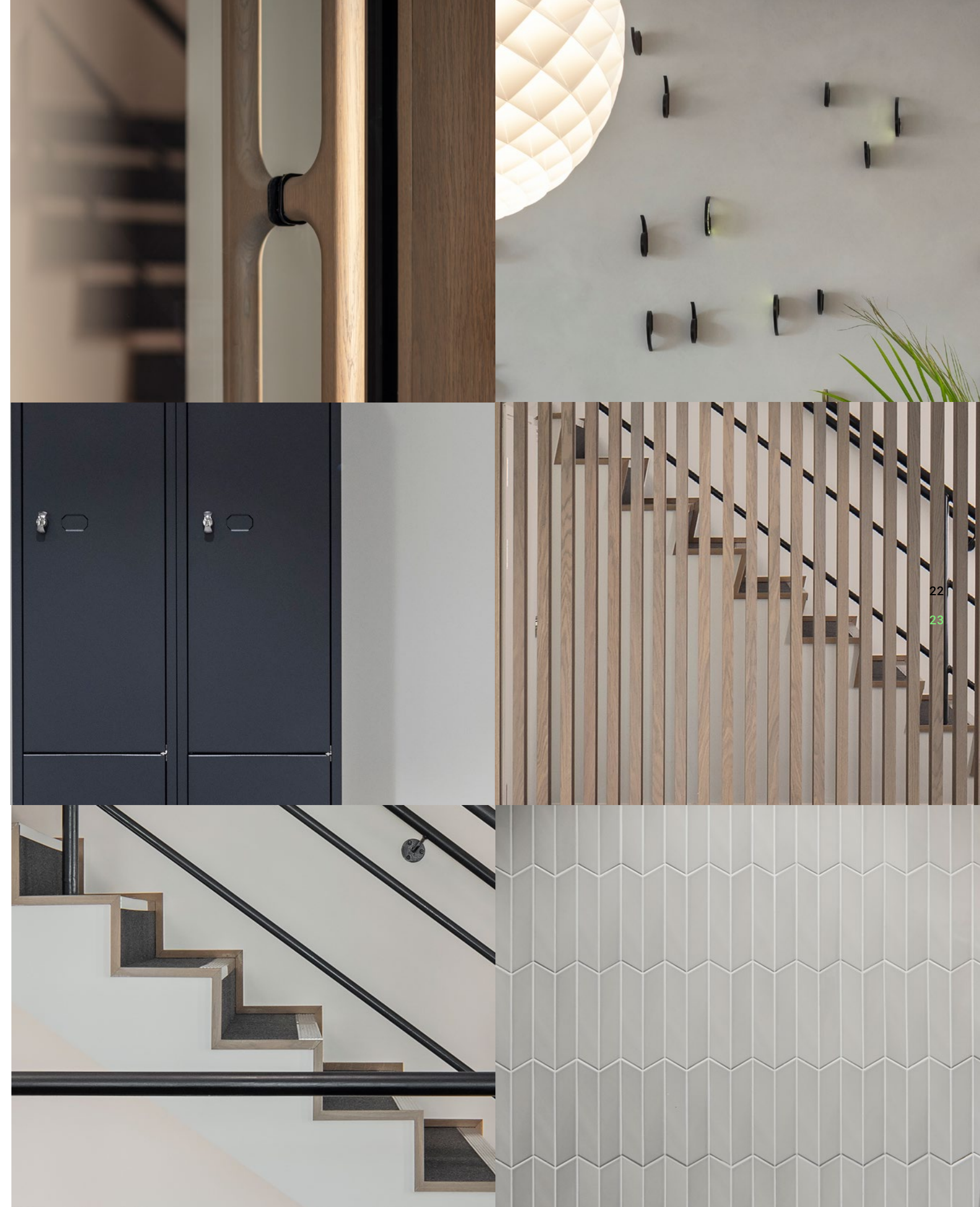
Wired Certified Gold



WiredScore fact sheet available on request.

ENVIRONMENTAL CREDENTIALS

- BREEM 'Very Good'
- EPC B (27)
- Design For Performance – THREE have subscribed to the DFP initiative, supported by the Better Building Partnership, alongside other leading landlords. This grades actual in-use energy performance of the property.



P L A N

A H E A D



COMMUNAL ROOF TERRACE

1,970 sq ft 183 sq m

FOURTH FLOOR (INC. TERRACE)

LET TO ATP MEDIA OPERATIONS LTD

THIRD FLOOR

LET TO ENVOY DIGITAL

SECOND FLOOR (PART)

4,294 sq ft 398.9 sq m

SECOND FLOOR (PART)

LET TO HPD SOFTWARE LTD

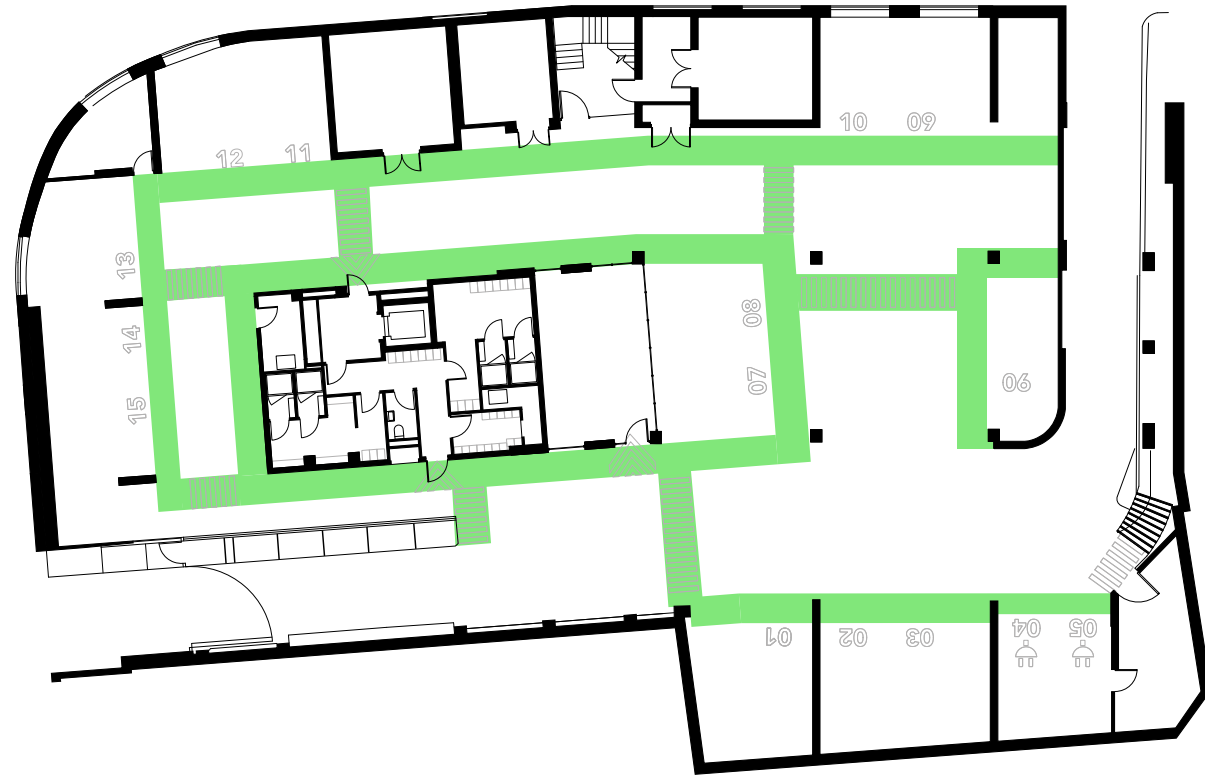
FIRST FLOOR

LET TO HPD SOFTWARE LTD

GROUND FLOOR

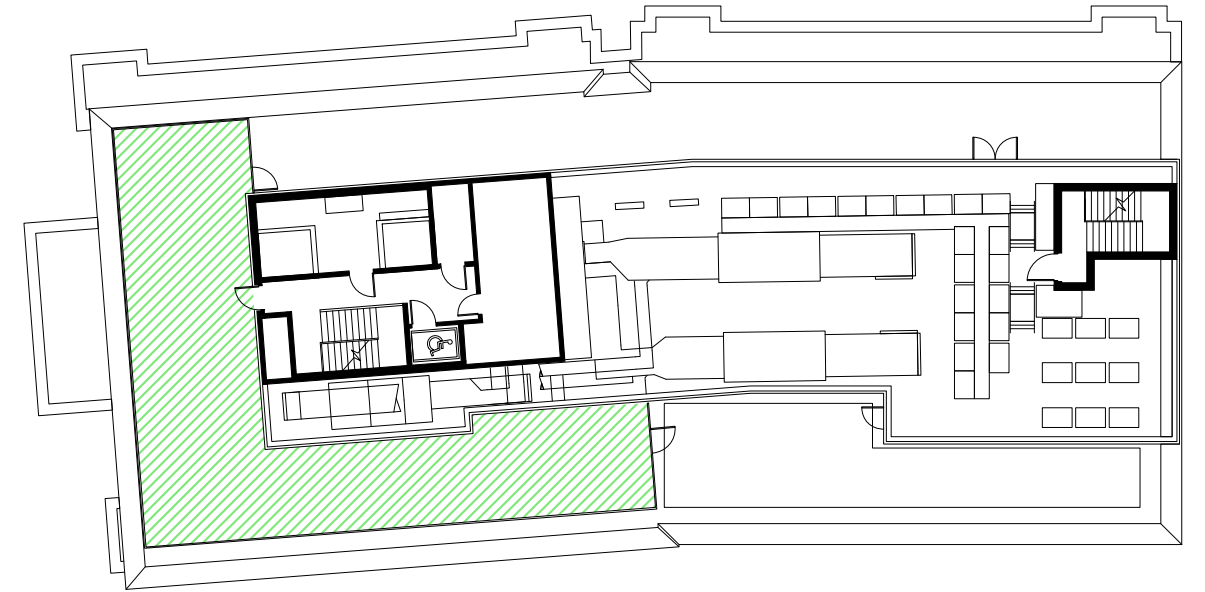
LET TO FORTIUS GROUP LTD

BASEMENT



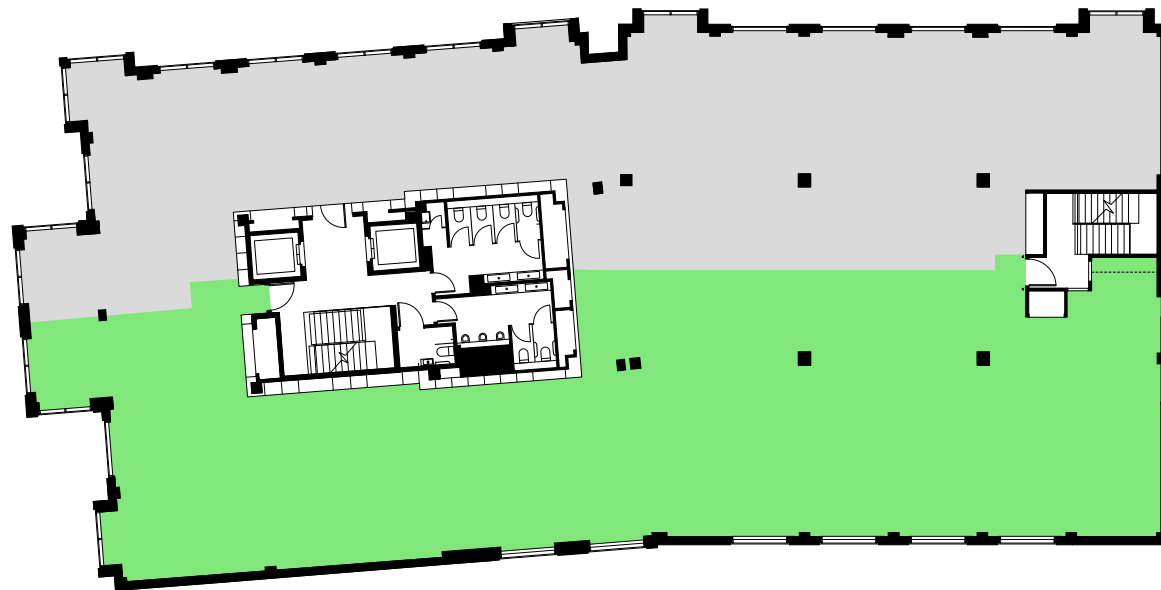
COMMUNAL ROOF TERRACE

1,970 sq ft 183 sq m



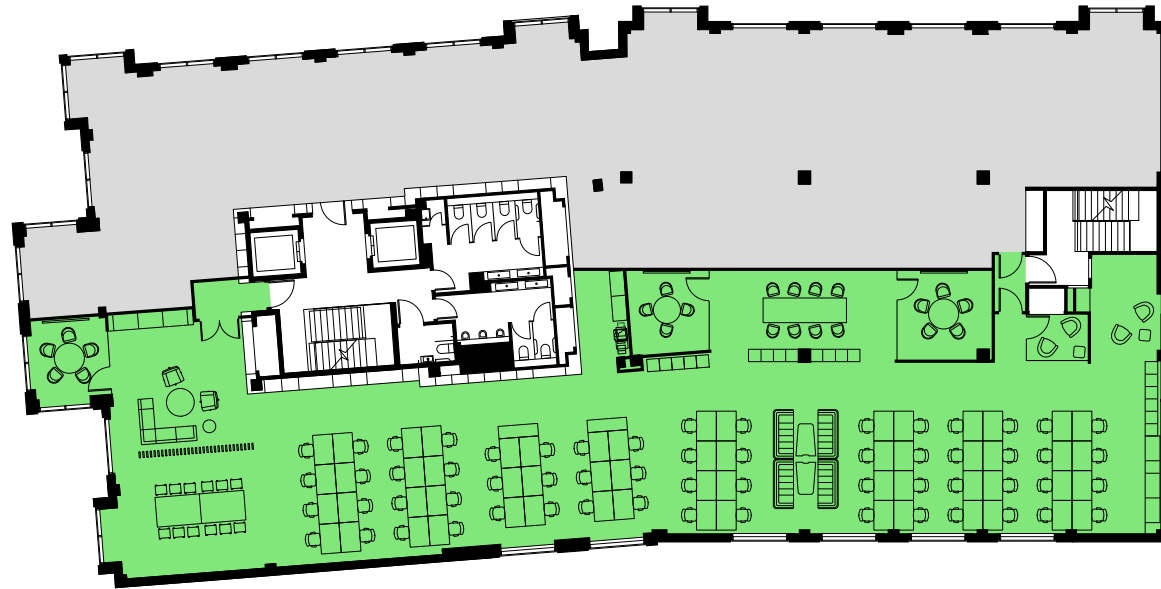
SECOND FLOOR

8,411 sq ft 781.4 sq m



FROM
4,294 SQ FT
OF OFFICE
SPACE
AVAILABLE

**SECOND FLOOR INDICATIVE
SPACE PLAN**



TOTAL HEADCOUNT **60**

MEETING SPACES

Meeting room (5 person)	2
Meeting room (4 person)	1
Focus/phone booths (1 person)	2
Meeting booths (4 person)	2

COLLABORATIVE SPACES

Informal meeting area	1
12 person project space	1
8 person project space	1
1-2-1 spaces	1

ANCILLARY AREAS

Drinks station	1
Print station	1
Comms room	1

M A K E

I T

Y O U R

O W N



C O N T A C T

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&CO**

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 **Knight
Frank**

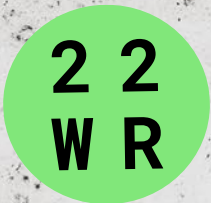
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OWNED BY

CORUM
ASSET MANAGEMENT

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