

ST  
GEORGE'S  
HOUSE  
WIMBLEDON

**ST** GEORGE'S HOUSE  
WIMBLEDON



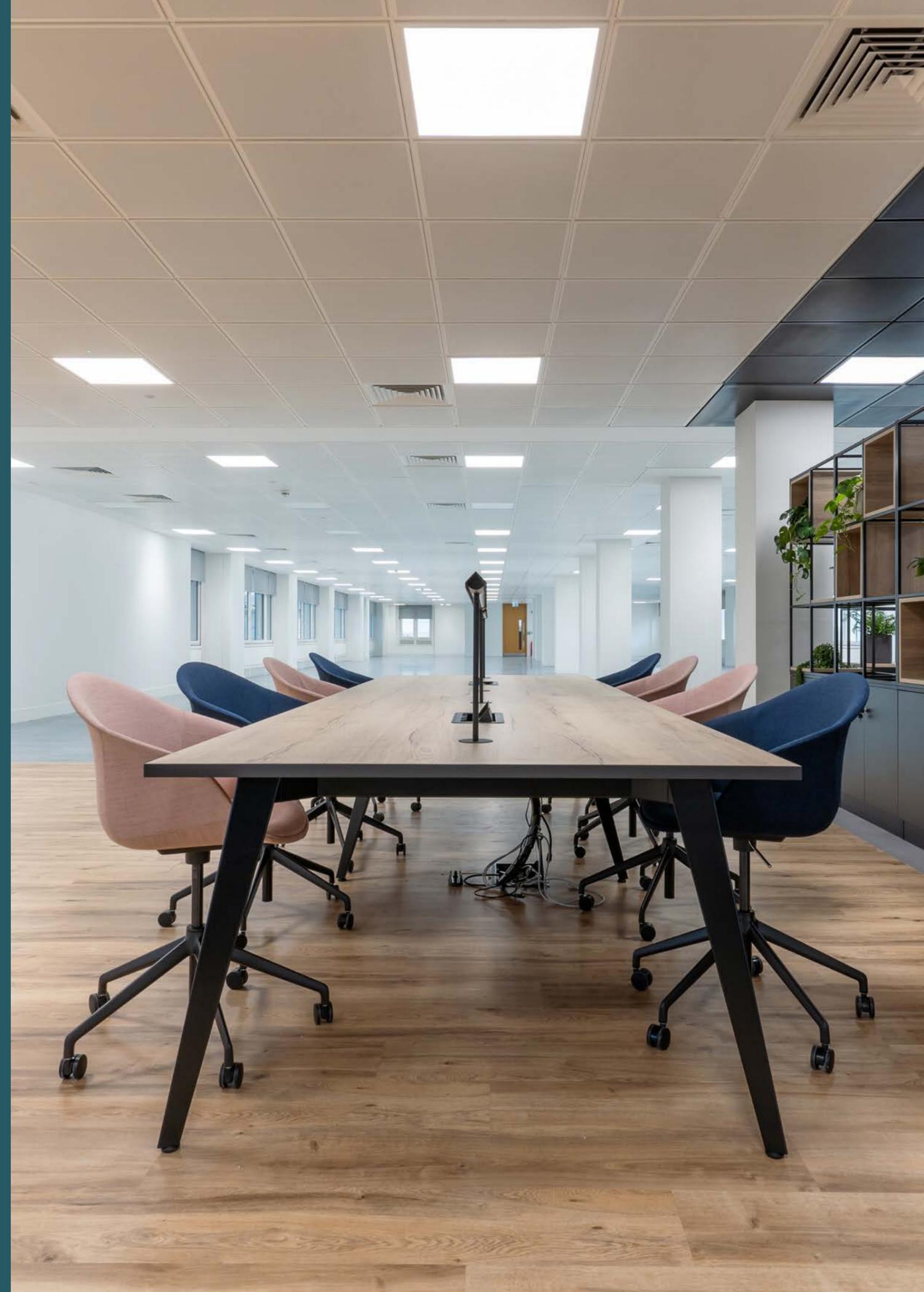
**PERFECTLY LOCATED AT  
THE HEART OF WIMBLEDON**

### 3RD (12,735 SQ FT) & 6TH FLOORS (8,304 SQ FT)

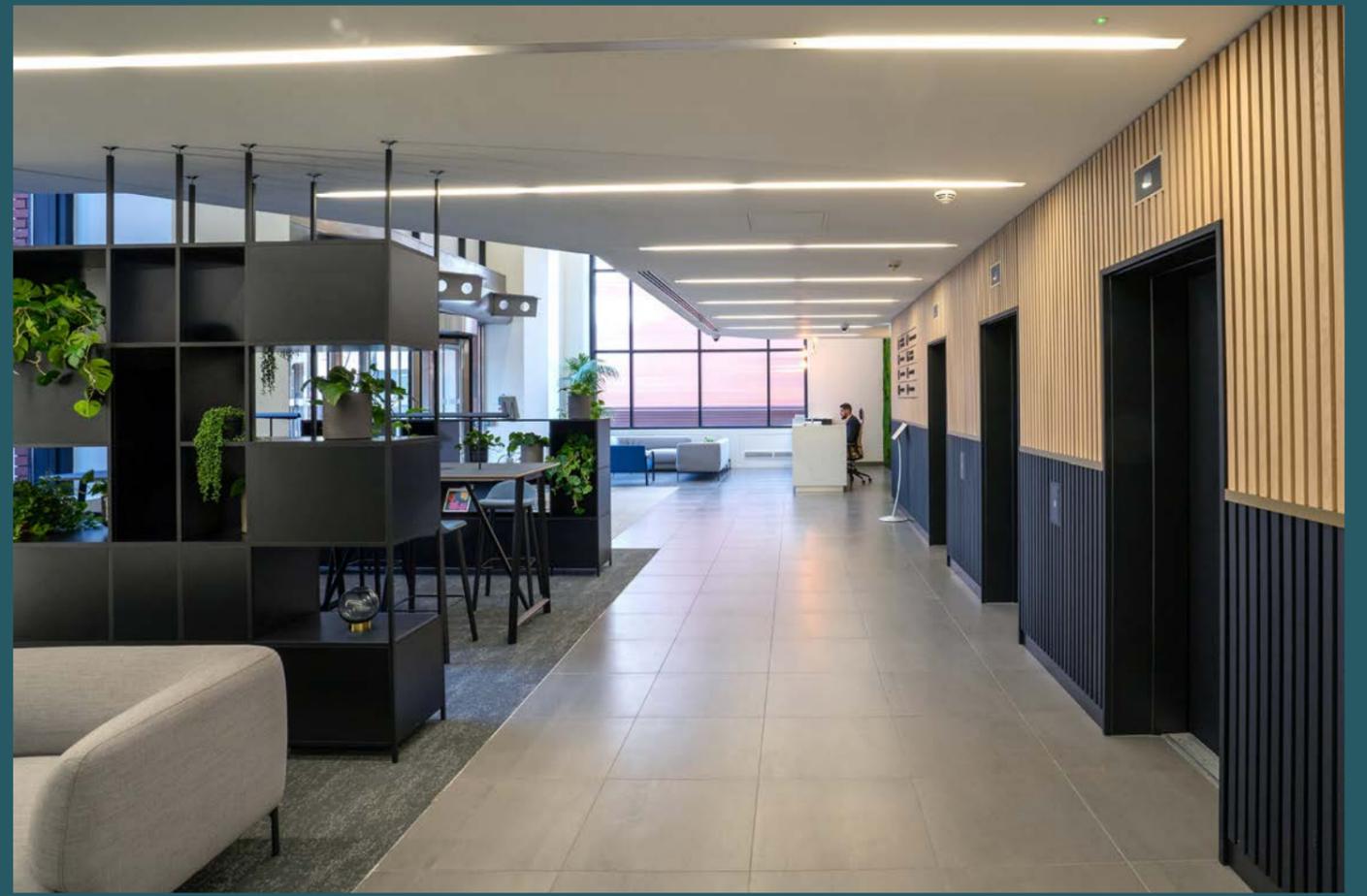
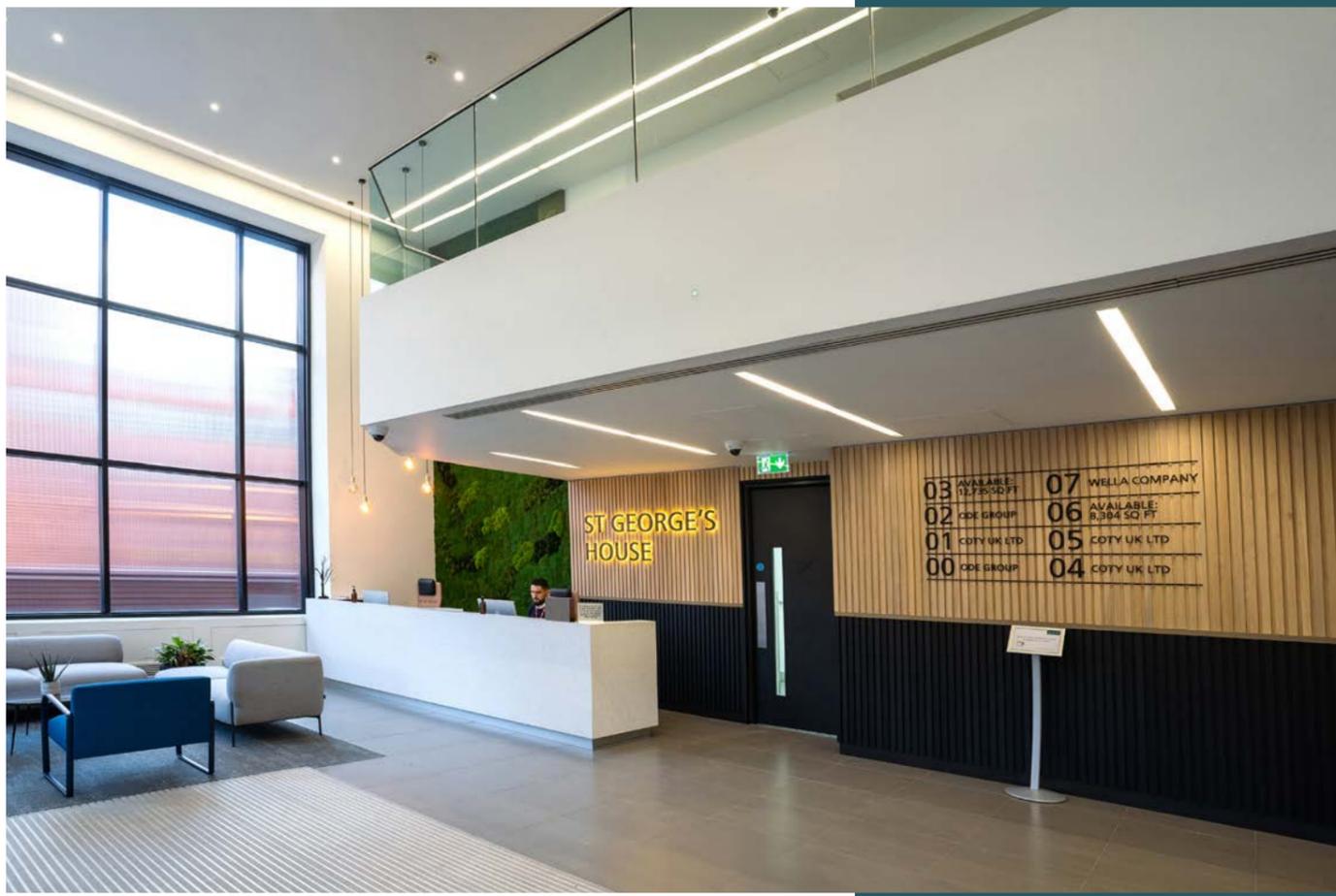
St George's House is an eight storey office building in central Wimbledon opposite the train station.

An extensive upgrade and refurbishment programme has been carried out in the building to include:

- Remodeled and upgraded reception area with seating and wi-fi connectivity
- High quality end of journey facilities to include new showers and lockers
- A full refurbishment of the 3rd and 6th floors
- Fully fitted plug and play space on part of the 3rd floor to include desking, meeting rooms, kitchenette/breakout space, meeting booths and cabling
- Upgrade of WCs on each floor
- Upgrading of the building entrance and canopy taking place in Q2 2023



# FIRST IMPRESSIONS



# SPECIFICATION



Concierge reception with wi-fi throughout



Wiredscore silver including landlord fibre backbone provision to all floors



Plug & Play on part 3rd floor



Reception co-working area



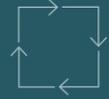
Fully accessible raised floors



New LED lighting



FCU air cooling



Perimeter heating



Secure cycle parking



75 Lockers



6 Showers



Male/Female & Accessible WCs on each floor



17 Car parking spaces



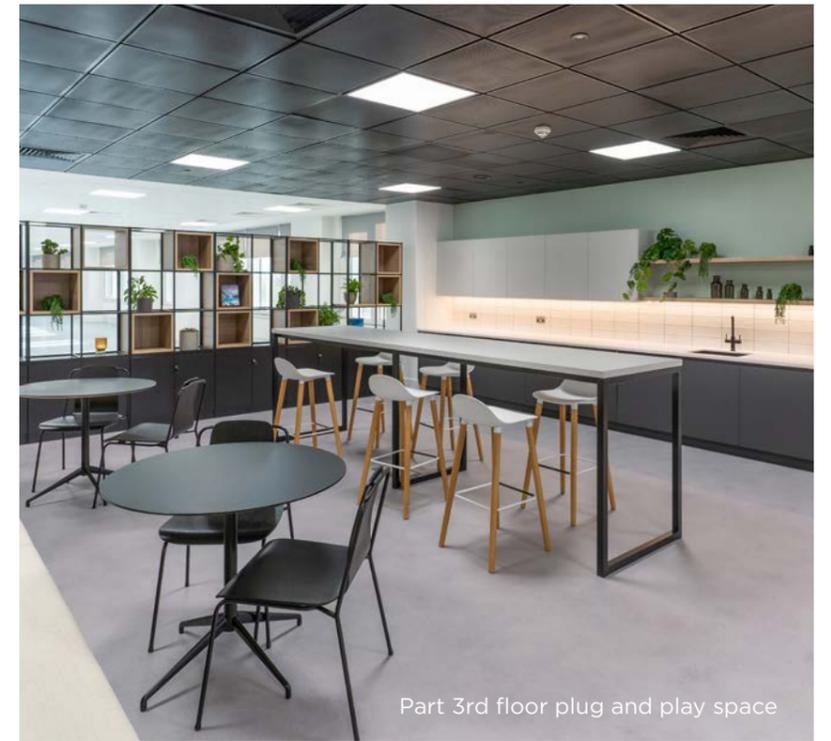
2 Passenger lifts plus goods lift



EPC D



24/7 Access



Part 3rd floor plug and play space



Part 3rd floor plug and play space

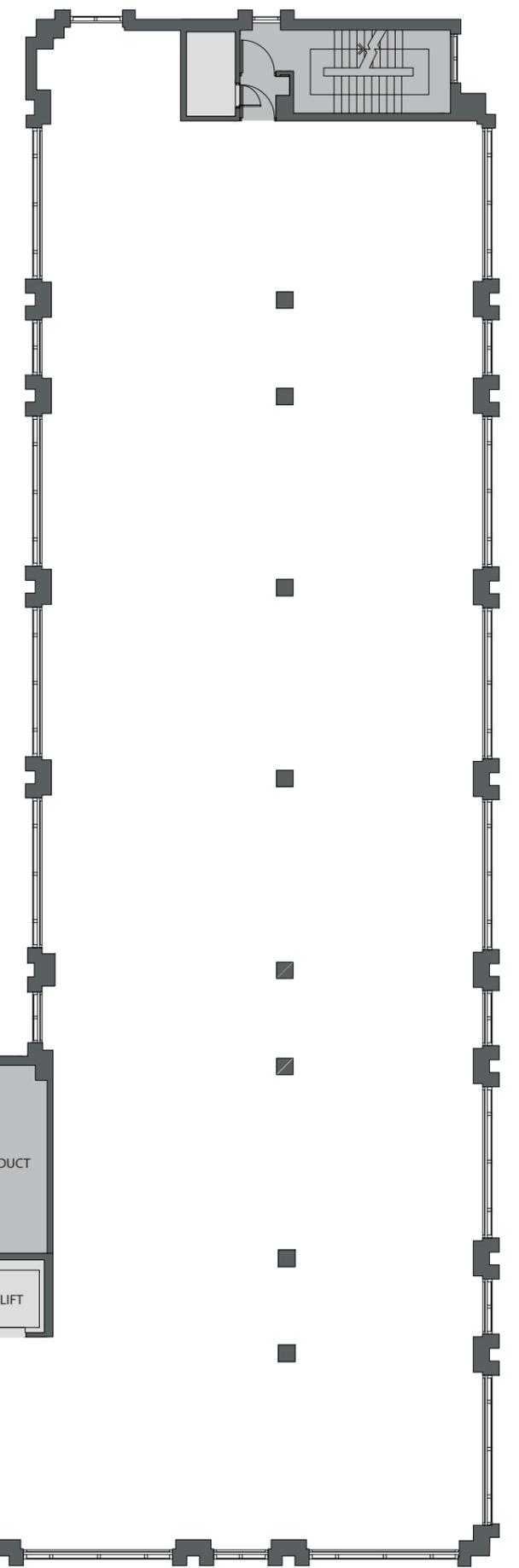
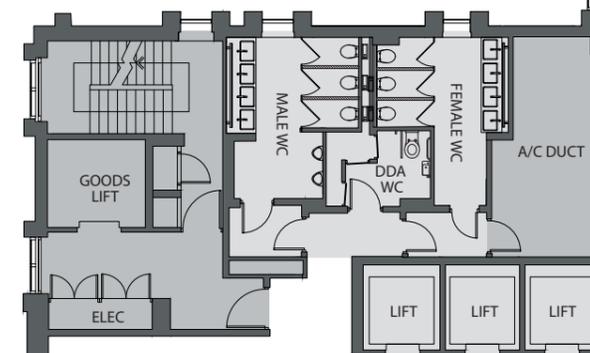


Part 3rd floor plug and play space



## 6TH FLOOR

8,304 SQ FT (NIA)





# COMMUNICATIONS

Wimbledon is the prime south west London transport hub, befitting its connections to Central London and key suburbs. A great number of businesses have been attracted to the area because of the mix of well serviced bars, restaurants, cafés and shopping, whilst also offering pleasant open spaces, parks and places of interest.

The building is ideally positioned almost opposite and less than 2 minutes walk from Wimbledon mainline & underground stations. It is the only London station in zone 4 to have an interchange between Rail, Underground and Tramlink services, making it one of the best connected locations in Greater London.

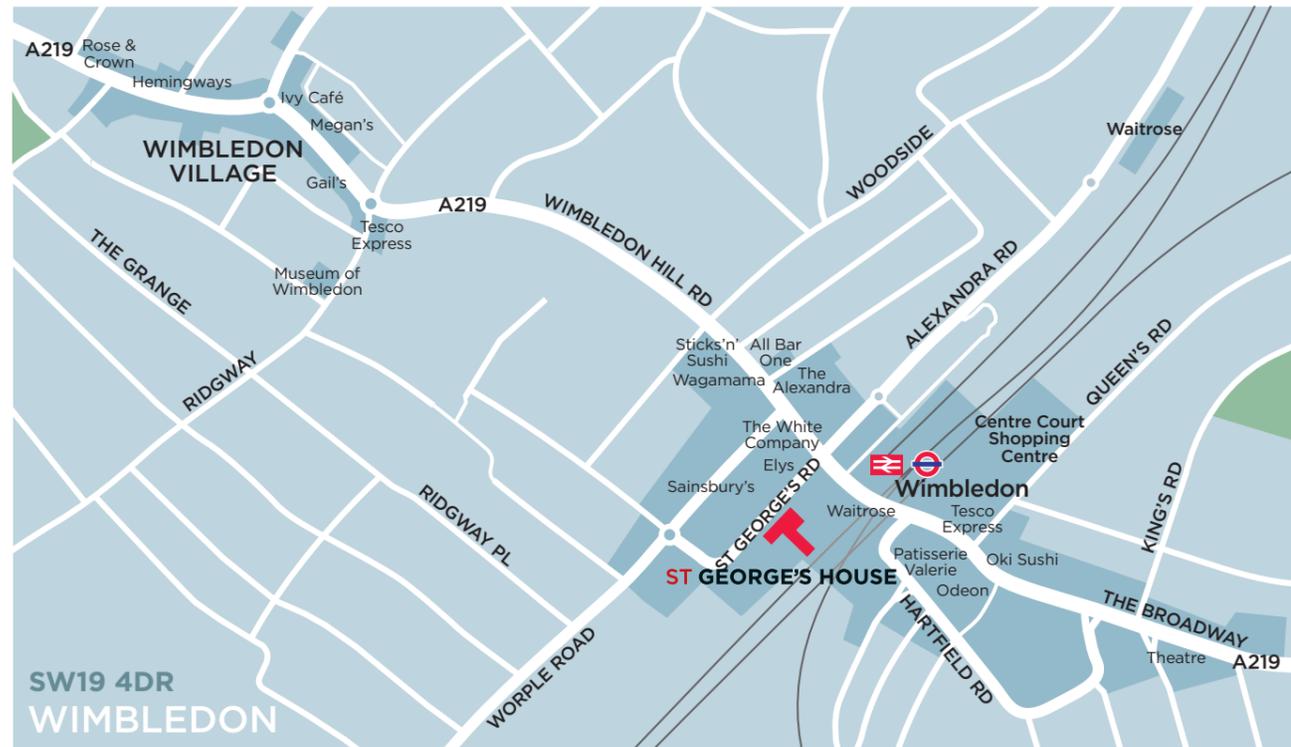
The location offers unrivalled connections, providing easy access to Central London via the District Line and mainline services, as well as services to south London, Surrey and beyond via mainline rail and tram services.

### TRAM TRAVEL TIMES

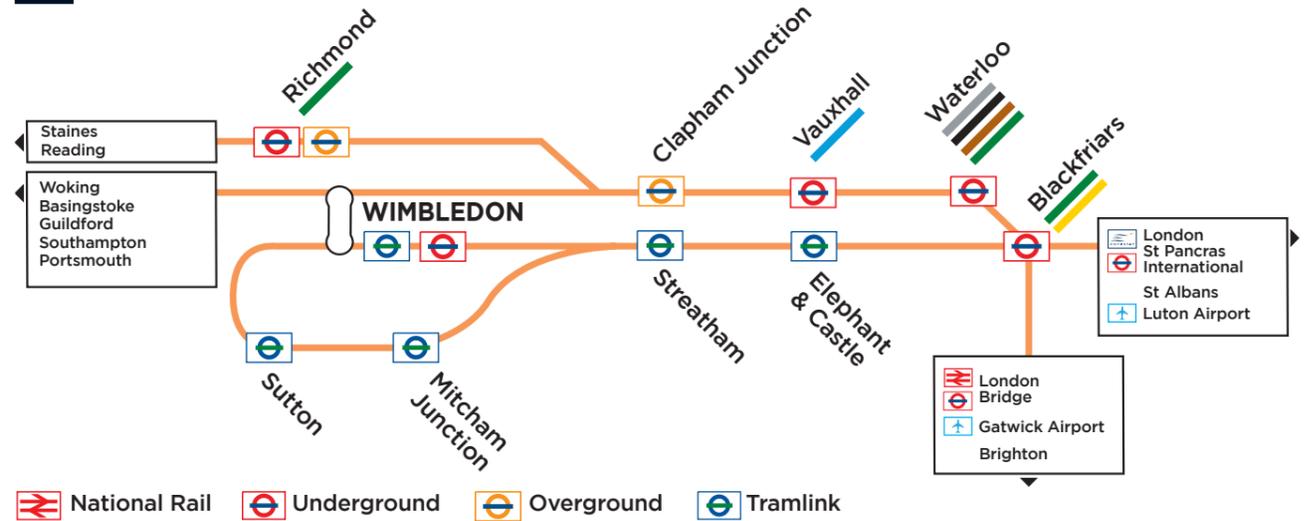
	mins
Mitcham	12
West Croydon	26
East Croydon	31
Beckenham Junction	52

### DRIVE DISTANCES

	miles
A3	2
M25 / J9	10
Heathrow Airport	17
Gatwick Airport	22



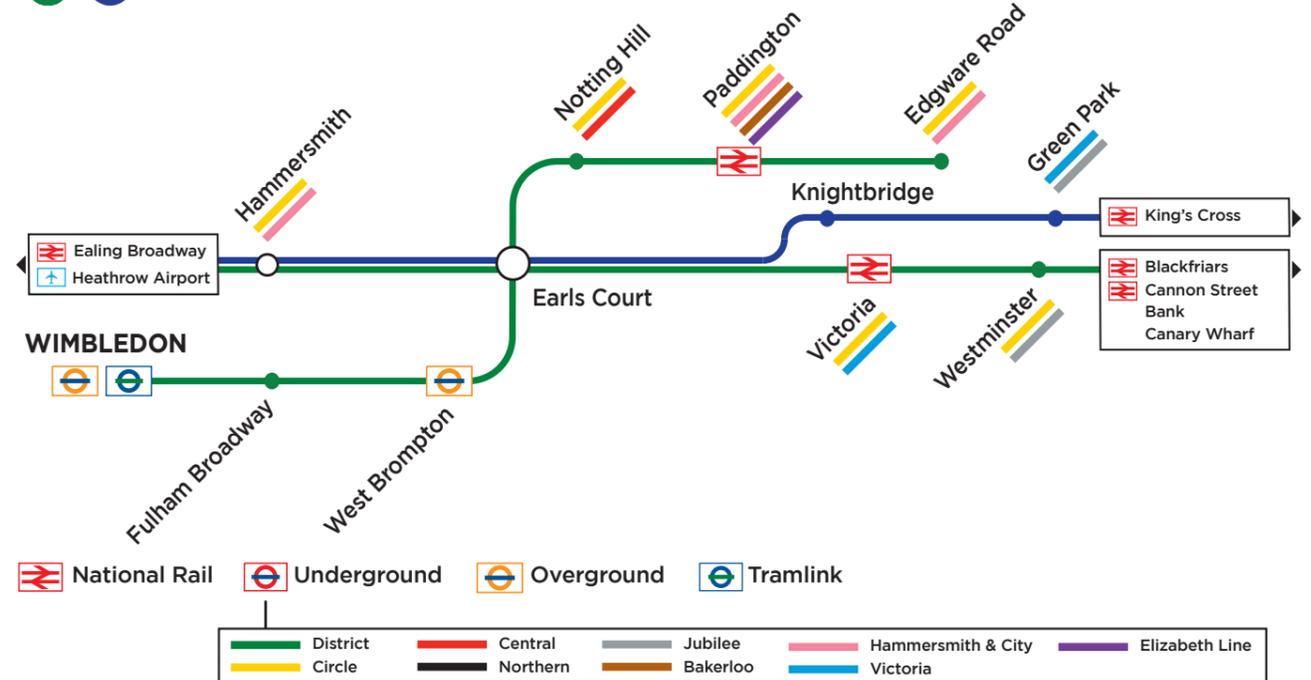
## SW TRAIN CONNECTIONS



### TRAIN JOURNEY TIMES

	mins		mins
Clapham Junction	7	Gatwick Airport	46
Waterloo	16	London Blackfriars	33
Richmond	27	Victoria	17
London Bridge	32	Guildford	49
St Pancras Int	38	Weybridge	22

## UNDERGROUND CONNECTIONS



### TUBE JOURNEY TIMES

	mins		mins
Earls Court	15	King's Cross	34
Paddington	27	Bank	39
Oxford Circus	25	Canary Wharf	41
Green Park	25	Heathrow Airport	59





ST GEORGE'S HOUSE

32 MINUTES  
TO THE CITY



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A refurbishment by

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