



**TO LET**

**FIRST FLOOR  
BEAUMONT HOUSE  
LAMBTON ROAD  
RAYNES PARK  
SW20 0LW**



**1,678 sq. ft. (155.89 sq. m.)**



## **LOCATION**

The property is situated in the centre of Raynes Park, a short distance to the Main Line station, local shops and amenities including Sainsbury's Local, Costa Coffee, Boots, Waitrose, various restaurants and the Lambton Road Medical Centre. Wimbledon town centre and its many amenities are also situated close by.

There is also good access to the A3 linking the south west to central London.

## **DESCRIPTION**

The office suite is situated on the first floor of the 3-storey Beaumont House. There are 3 private off-street parking spaces included with this floor. The suite is divided into two wings with a central stairwell, lift and WCs.

## **AMENITIES**

- 3 private parking spaces
- Open plan office split into 2 wings
- Separate Male, Female & Disable WCs
- Passenger lift & double glazing
- Gas fired central heating

## **TENURE**

Leasehold. New effective Full Repairing and Insuring lease on terms to be agreed.

## **ACCOMMODATION**

South wing: 1,024 sq. ft. ( 95.13 sq. m.)  
North wing: 654 sq. ft. ( 60.76 sq. m.)  
**TOTAL: 1,678 sq. ft. (155.89 sq. m.)**

## **RENT**

South Wing - £27,000 per annum exclusive  
North Wing - £17,000 per annum exclusive  
Whole floor - £40,000 per annum exclusive

## **RATES**

Rateable Value: £26,750  
The 2021/22 UBR is 49.9p in the £.  
Interested parties are recommended to make their own enquiries with Merton Council.

## **SERVICE CHARGE**

Budget 01/010/2021 – 31/12/2021 - £20,876

## **EPC**

Band D (79) expires 21<sup>st</sup> August 2024.

## **VAT**

The property is elected for VAT.

## **LEGAL COSTS**

Each party to bear their own costs incurred in this transaction.

## **VIEWING**

Strictly by appointment with the Sole Agents

**ANDREW SCOTT ROBERTSON**  
COMMERCIAL DEPARTMENT  
24 HIGH STREET WIMBLEDON  
LONDON SW19 5DX  
**TEL: 020 8971 4999**  
**Stewart Rolfe**

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

JUNE 2021

# Energy Performance Certificate

## Non-Domestic Building

HM Government

Beaumont House  
Lambton Road  
LONDON  
SW20 0LW

Certificate Reference Number:  
0280-3046-0324-8070-4030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 163  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 52.32

### Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

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