

**LEWIS  
& CO**



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## TUITION HOUSE

23-27 ST GEORGE'S ROAD, WIMBLEDON, SW19 4EU

**REFURBISHED 5TH FLOOR OFFICE SUITES TO LET  
394 - 1,917 SQ FT (36- 178 SQM)**

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# TUITION HOUSE

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WIMBLEDON, SW19 4EU

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## LOCATION

Tuition House is situated in a prime position on the corner of St George's Road and Francis Grove. Wimbledon's strategic location and excellent transport links have ensured its continuing success as one of London's decentralised office locations.

The Centre Court Shopping Centre and Crescent have attracted many major national retailers and a wide selection of entertainment and leisure facilities to Wimbledon Town Centre. Health and Fitness Clubs, Wimbledon Theatre, a multi-screen cinema complex, and a wide selection of restaurants together with Wimbledon Common its golf clubs all form part of the cosmopolitan mix.

## DESCRIPTION

Prominently located in the heart of Wimbledon Town Centre, Tuition House is a seven-storey office building, with imposing front and side elevations incorporating two entrances providing today's office occupiers with flexible accommodation benefitting from excellent natural light and on-site car parking.

The 5th floor has been split into four suites.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled October 2023.



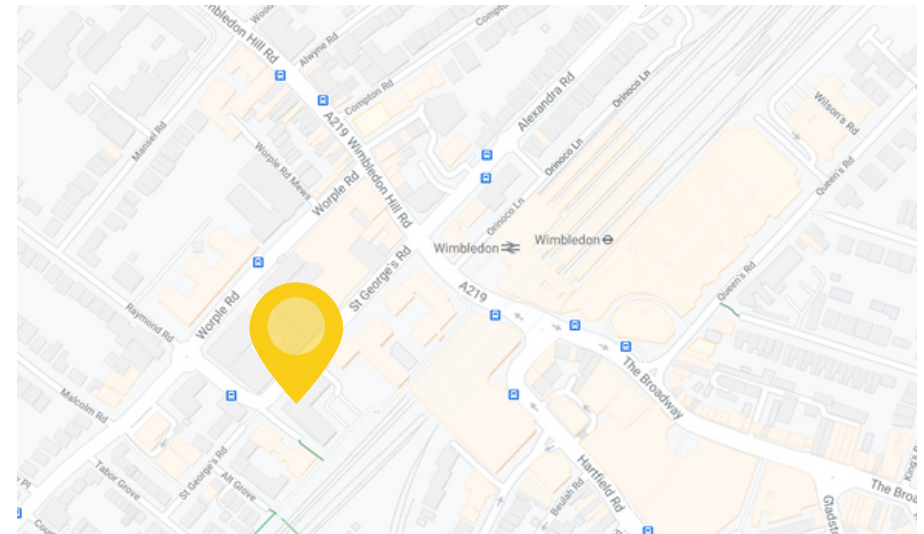
Example of similar spaces available at The Courtyard.

## SPECIFICATION

- Flexible accommodation
- Excellent natural light
- On-site parking (£1,500 per space)
- Central Wimbledon location
- Fully air-cooled/heated office suites
- LED lighting
- Meeting rooms for hire
- Showers & Lockers
- Perimeter trunking for power & data

## FLOOR AREAS

Floor	sq ft	sq m
Suite 512	394	37
Suite 513	571	53
Suite 521	556	52
Suite 522	396	37
<b>Total</b>	<b>1,917</b>	<b>178</b>



## TERMS

Available on a new FRI lease with terms to be agreed.

## RENT

Rent: £52.00 per sq ft. Rent includes service charge and utilities. VAT is applicable.

## RATES

On application.

- We strongly advise you check these figures with Merton Borough Council.

## SERVICE CHARGE

Included within the rent.

## EPC

Rating B (42).

## VIEWING

Strictly by appointment through the joint sole agents.

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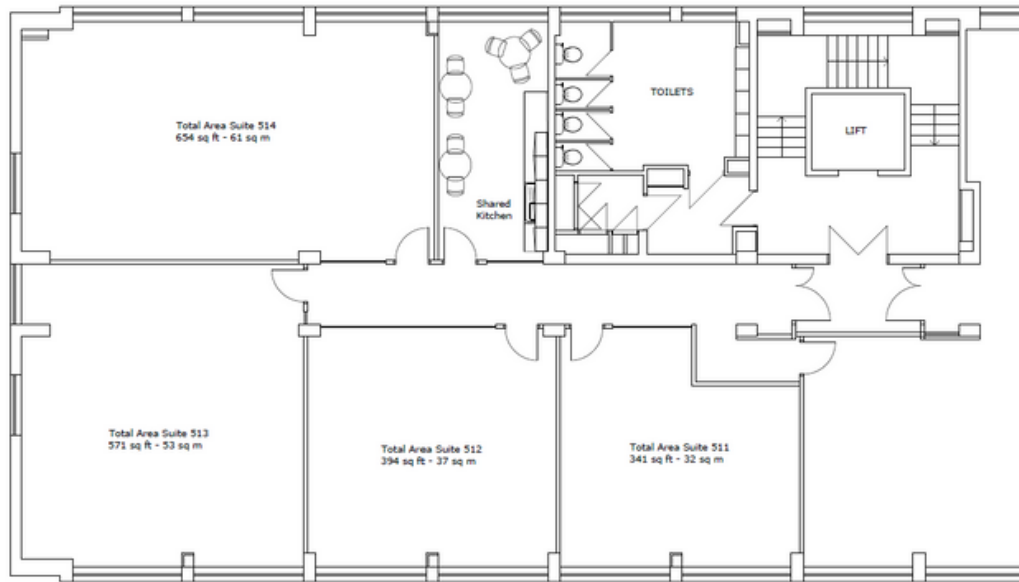
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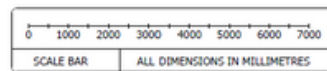
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### 5TH FLOOR



Suite 511 to 514 - 5th Floor

Tuition House, 27-37 St George's Road, Wimbledon, London, SW19 4EU

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