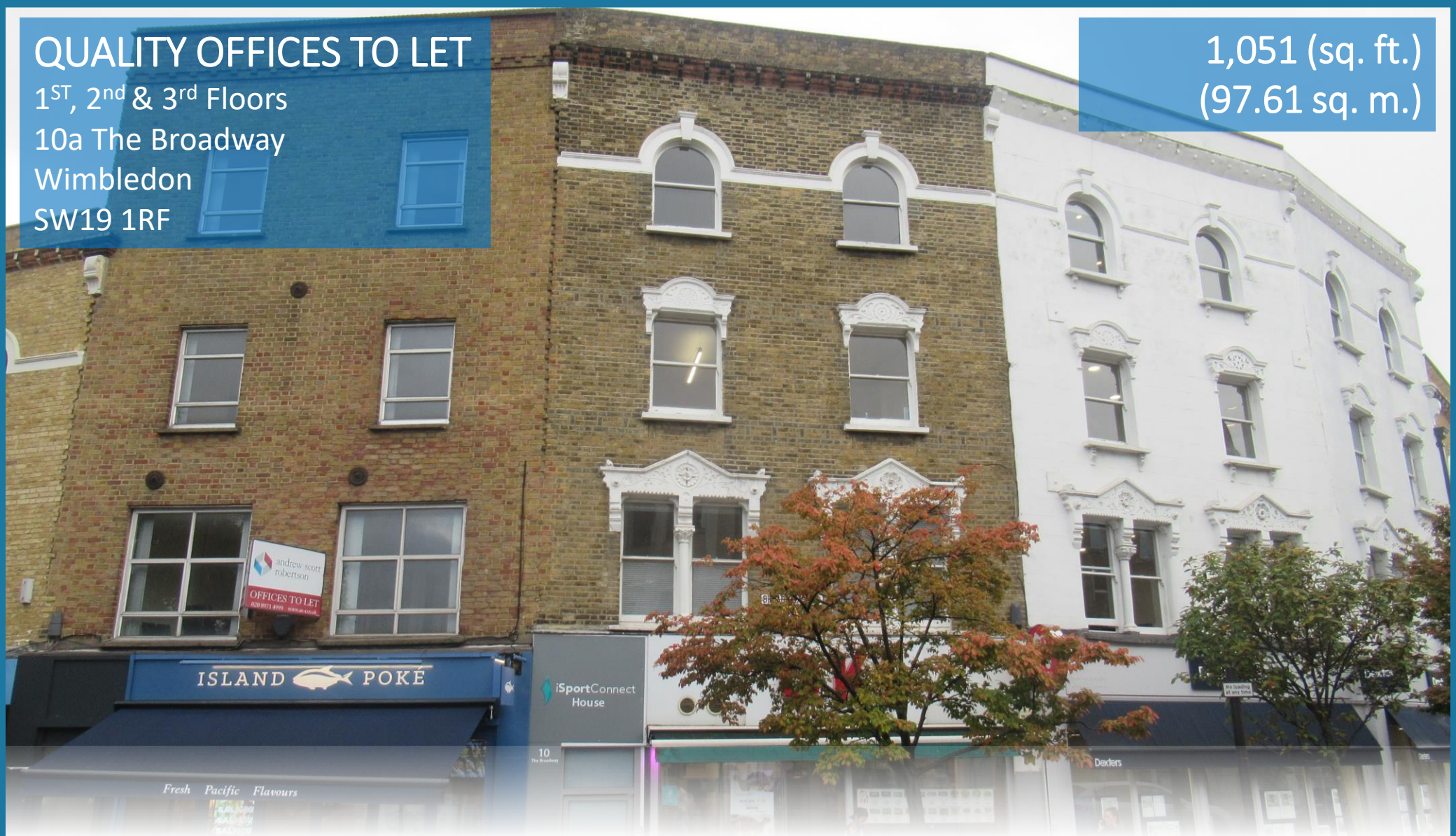


QUALITY OFFICES TO LET

1ST, 2ND & 3RD Floors
10a The Broadway
Wimbledon
SW19 1RF

1,051 (sq. ft.)
(97.61 sq. m.)



andrew scott
robertson
OFFICES TO LET
020 8811 8791 www.asr.co.uk

ISLAND POKE

iSportConnect
House

10
The Broadway

Fresh Pacific Flavours

Dexters

 **andrew scott
robertson**
chartered surveyors • estate agents

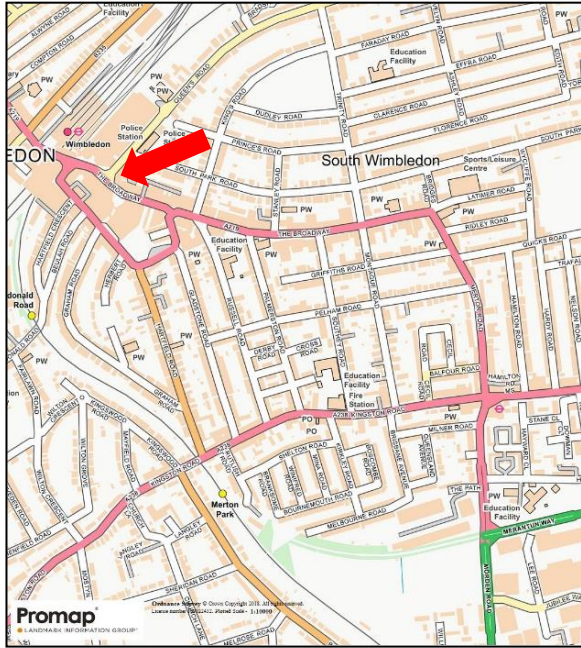
Very close to Wimbledon Station
Offering Rail, Underground and Tram Services



PROFESSIONAL PROPERTY PEOPLE




LOCATION PLAN



LOCATION

The subject property is situated in the heart of Wimbledon Town Centre, which provides an extensive range of amenities as well as excellent transport links with Wimbledon mainline station opposite, offering Rail, Underground and Tram services. Trains into Waterloo and Central London take approximately 16 minutes.

DESCRIPTION

The premise is arranged over the 1st, 2nd & 3rd floors providing self-contained refurbished accommodation, with access direct off The Broadway, and comprises cellular offices. The property also has the benefit of good quality kitchenette and bathroom/shower facilities.

AMENITIES

- Town Centre location
- Recently Refurbished
- Kitchenette
- Bathroom with shower facilities
- Rear roof terrace

LEASE

A new sub lease is available up to April 2027.

AMENITIES

First	360 sq. ft. (33.41 sq. m.)
Second	307 sq. ft. (28.59 sq. m.)
Third	383 sq. ft. (35.61 sq. m.)
TOTAL	1,051 sq. ft. (97.61 sq. m.)

EPC

TBA.

LEGAL COSTS

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

VAT

The property is elected for VAT.

RATES

2023 List Rateable Value: £21,750
UBR 2022/2023 – 49.9p in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

OFFICES TO LET – WIMBLEDON TOWN CENTRE

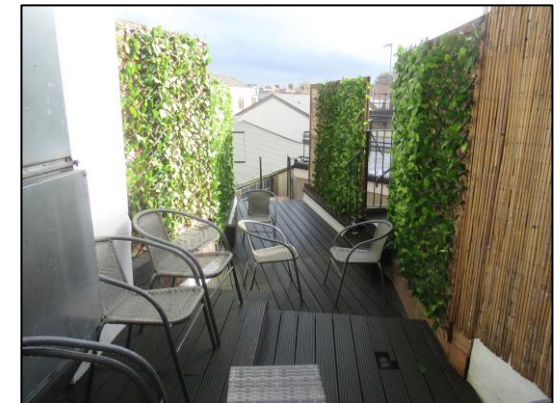
1ST, 2ND & 3RD Floors
10a The Broadway
Wimbledon
SW19 1RF

Rent: £30,000 per annum exclusive

- VAT may be applicable.
- 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
- 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;
- 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



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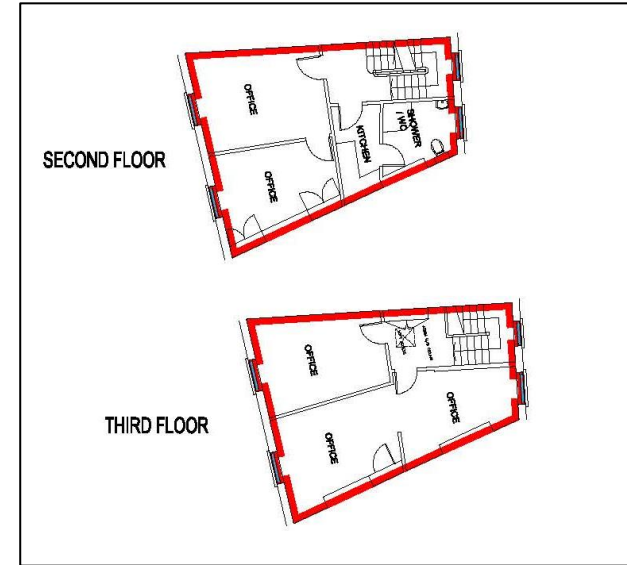
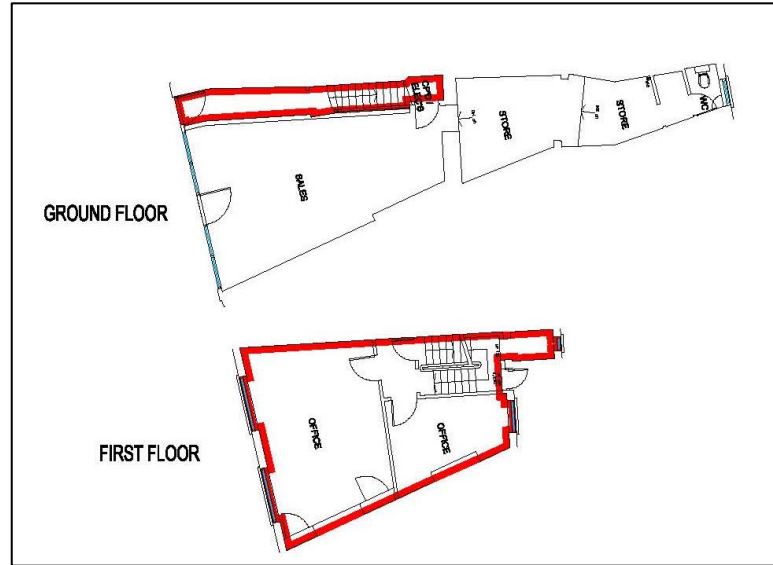
1ST, 2ND & 3RD Floors
10a The Broadway
Wimbledon
SW19 1RF

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given 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
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- (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

EPC & FLOORPLANS

EPC TBA



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