

Office Suite TO LET

2nd Floor, Barry House
20-22 Worple Road
Wimbledon
SW19 4DH

515 sq. ft.
(47.84 sq. m.)





ACCOMMODATION

Second Floor Suite A 515 sq. ft. (47.84 sq. m.)

LOCATION

The property is situated on the south-side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove in the heart of Wimbledon town centre.

It is a short walk from Wimbledon Station with its Mainline links to Waterloo (approx. 15 mins) and Thameslink services. Also London Underground (District Line) and Tramlink services to Croydon and Beckenham.

DESCRIPTION

Barry House is a purpose built property. The available suite is situated on the 2nd floor.

TENURE

Available on a new lease on flexible terms to be agreed.

AMENITIES

- Fully carpeted
- Perimeter Trunking
- Kitchenette
- Air conditioning

EPC

Band C (67) Expires 23rd May 2028

RATES

2023 Rateable value: £14,000
The 2023/24 UBR is 49.9p in the £.
Small Business Rates Relief may be available.

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

LEGAL COSTS

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

VAT

The property is not elected for VAT.

Strictly by appointment via Joint Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Lewis & Co

Contact: **Alex Lewis**

Tel: **020 3940 5575**

Email: alex@lewisco.co.uk

Office Suite TO LET

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Rent: £19,950 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

| Energy performance certificate (EPC) | | | | | | | |
|---|--|--------------------------|-------------|-------------|----------|--------------------|--------------------------|
| SUITE A, SECOND FLOOR Barry House 20-22 Worple Road LONDON SW19 4DH | <table border="1"> <tr> <td>Energy rating</td> <td>Valid until</td> <td>23 May 2028</td> </tr> <tr> <td>C</td> <td>Certificate number</td> <td>0950-9957-0388-8346-1060</td> </tr> </table> | Energy rating | Valid until | 23 May 2028 | C | Certificate number | 0950-9957-0388-8346-1060 |
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| C | Certificate number | 0950-9957-0388-8346-1060 | | | | | |
| Property type | B1 Offices and Workshop businesses | | | | | | |
| Total floor area | 48 square metres | | | | | | |
| Rules on letting this property | | | | | | | |
| Properties can be let if they have an energy rating from A+ to E. | | | | | | | |
| Energy rating and score | | | | | | | |
| Properties get a rating from A+ (best) to G (worst) and a score. | | | | | | | |
| This property's energy rating is C. | | | | | | | |
| The better the rating and score, the lower your property's carbon emissions are likely to be. | | | | | | | |
| <p>Under 0 A+ Net zero CO2</p> <p>1-10 A</p> <p>11-20 B</p> <p>21-30 C ← 67</p> <p>31-40 D</p> <p>41-50 E</p> <p>51-60 F</p> <p>Over 60 G</p> | | | | | | | |



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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
- (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;
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