



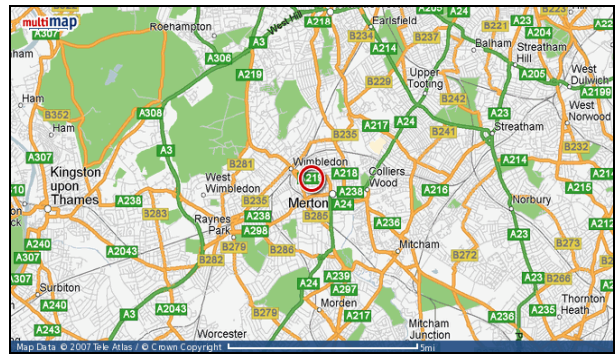
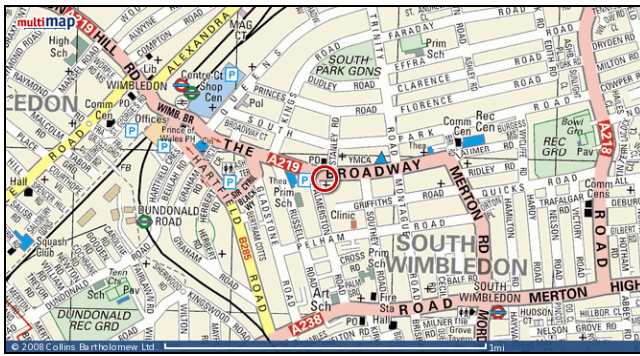
**ASHVILLE HOUSE,
131-139 THE BROADWAY,
WIMBLEDON SW19 1QJ**



OFFICE SUITE TO LET

FIRST FLOOR REAR/PART FRONT SUITE: 2,312 SQ. FT. (214.79 SQ. M.)

CAR PARKING AVAILABLE BY SEPARATE AGREEMENT



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LOCATION

The office is located in the heart of Wimbledon town centre some 300 metres east of Wimbledon Mainline and Underground station with extensive shopping facilities and excellent rail communications. The town is also close to the A3 which provides access to the M25 and to Central London – both Heathrow and Gatwick are within easy reach.

Public transport with Mainline/Thameslink /Underground together with the Tramlink provide direct services to London Waterloo (15 mins) and London Vauxhall (11 mins). Tramlink links Wimbledon through to Beckenham via Central Croydon.

DESCRIPTION

The building is of a concrete frame construction with brick facade under a flat roof. Internally the property benefits from excellent natural light. The office floor areas are regular in shape and offer the opportunity of both open plan and cellular accommodation.

TENURE

Full Repairing & Insuring Leases for terms to be agreed.

PLANNING

B1 offices.

EPC RATING

'C' (73).

RENT

£100,000 per annum exclusive. (£43.50 psf)

Up to 4 car spaces available by separate agreement.

VAT

The property is not elected for VAT.

SERVICES CHARGES

Currently approximately £5.19 per sq. ft. (2016).

RATES

Rateable value: £38,750.

The 2016/17 UBR is 49.7p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

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

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Stewart Rolfe/James Rutter

Tel: 020 8971 4999

Email: 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;
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ASHVILLE HOUSE
THE BROADWAY
WIMBLEDON

FIRST FLOOR LAYOUT