

**TO LET**  
**PART SECOND FLOOR OFFICE**  
**RECENTLY REFURBISHED**

**WOODCOCK HOUSE**  
**HIGH STREET**  
**WIMBLEDON VILLAGE**  
**SW19 5BY**



**ACCOMMODATION: 1,349 SQ. FT. (125.30 SQ. M.)**



### **LOCATION**

Woodcock House is located on the High Street, in the heart of Wimbledon Village, in a secure, gated cobblestone development. Numerous shops, pubs, bars and restaurants are within the immediate area. Wimbledon Mainline, Underground and Tramlink stations are approximately half a mile away and the area is serviced by good local bus routes.

### **DESCRIPTION**

The office is situated on the second floor and provides good quality, recently refurbished, open plan office accommodation. There are 2 designated car parking spaces

### **AMENITIES**

- Open Plan Office Accommodation
- AC/Comfort Cooling
- Perimeter Trunking
- Good Natural Light
- Two Car Parking Spaces

### **TENURE**

A new effective FRI lease outside the security provisions of the Landlord & Tenant Act 1954.

### **RENT**

£53,960 per annum exclusive.

### **VAT**

The property is elected for VAT, which will be added to the rent.

### **EPC**

D - 91

### **RATES**

Rateable value: £38,000

The 2016/17 UBR is 47.6p 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 or Nick Vaile  
Tel: 020 8971 4999**

**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

January 2018



## SECOND FLOOR



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



# Energy Performance Certificate

## Non-Domestic Building



SECOND FLOOR SOUTH EAST OFFICE  
Woodcock House  
Gibbard Mews  
High Street Wimbledon  
LONDON  
SW19 5BY

Certificate Reference Number:  
0424-0432-7009-7424-6002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### 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

◀ 81

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:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	127
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	55
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

84 If typical of the existing stock