



**OFFICES TO LET
CANNIZARO SUITE
HESTON COURT BUSINESS CENTRE
CAMP ROAD
WIMBLEDON
SW19 4UW**



NIA 703 SQ FT (65.26 SQ M)



LOCATION

Heston Business Centre is located adjacent to Wimbledon Common Golf Club and is approximately ½ a mile from Wimbledon Village High Street. The area provides excellent transport links with the A3 a short drive away.

DESCRIPTION

The property comprises a self-contained office within a small business centre built around an idyllic central courtyard.

The premises includes a board room, open plan offices, a fully fitted kitchen and WC.

The desks in situ are available by negotiation offering 'plug and play' office space.

AMENITIES

- 'Plug and Play' Offices
- Fully Fitted Kitchen
- Own WC
- Gas fired heating via central system
- Double Glazed windows
- Central Courtyard

TENURE

An internal repairing and insuring lease for a term to be agreed.

ACCOMMODATION

NIA 703 sq. ft. (65.26 sq. m.)

RENT

£18,500 per annum exclusive.

SERVICE CHARGE

Approximately £6.50 per sq. ft.

VAT

We understand VAT is not applicable to the rent.

RATES

2017 rateable value: £16,000

Estimated rates payable 2019/2020: £0.491 in £ Source VOA website.

Any interested parties should make their own enquiries with Merton Council.

EPC RATING

D (79).

LEGAL COSTS

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

VIEWING

Strictly by appointment via the sole letting agents:-

ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999
commercial@as-r.co.uk

Contact: Stewart Rolfe / James Rutter

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



CANNIZARO SUITE
Heston Court
19 Camp Road
LONDON
SW19 4UW

Certificate Reference Number:
0698-9484-6030-4200-5143

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

79

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:	Heating and Natural Ventilation
Total useful floor area (m ²):	63
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	65.24
Primary energy use (kWh/m ² per year):	377.28

Benchmarks

Buildings similar to this one could have ratings as follows:

23

If newly built

69

If typical of the existing stock

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