

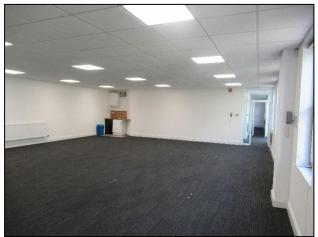
TO LET

FIRST FLOOR BEAUMONT HOUSE LAMBTON ROAD RAYNES PARK SW20 0LW



1,678 sq. ft. (155.89 sq. m.)







LOCATION

The property is situated in the centre of Raynes Park, a short distance to the Main Line station, local shops and amenities including Sainsbury's Local, Costa Coffee, Boots, Waitrose, various restaurants and the Lambton Road Medical Centre. Wimbledon town centre and its many amenities are also situated close by.

There is also good access to the A3 linking the south west to central London.

DESCRIPTION

The office suite is situated on the first floor of the 3-storey Beaumont House. There are 3 private off-street parking spaces included with this floor. The suite is divided into two wings with a central stairwell, lift and WCs.

AMENITIES

- 3 private parking spaces
- Open plan office split into 2 wings
- Separate Male, Female & Disable WCs
- Passenger lift & double glazing
- Gas fired central heating

TENURE

Leasehold. New effective Full Repairing and Insuring lease on terms to be agreed.

ACCOMMODATION

1,024 sq. ft. (95.13 sq. m.) South wing: North wing: 654 sq. ft. (60.76 sq. m.) TOTAL: 1,678 sq. ft. (155.89 sq. m.)

RENT

South Wing - £27,000 per annum exclusive North Wing - £17,000 per annum exclusive Whole floor - £40,000 per annum exclusive

RATES

Rateable Value: £26,750 The 2021/22 UBR is 49.9p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

SERVICE CHARGE

Budget 01/010/2021 - 31/12/2021 - £20,876

EPC

Band D (79) expires 21st August 2024.

VAT

The property is elected for VAT.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the Sole Agents

ANDREW SCOTT ROBERTSON

COMMERCIAL DEPARTMENT 24 HIGH STREET WIMBLEDON **LONDON SW19 5DX**

> TEL: 020 8971 4999 **Stewart Rolfe**

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:

- VAT may be applicable.
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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

Energy Performance Certificate Non-Domestic Building



Beaumont House Lambton Road LONDON SW20 0LW

Certificate Reference Number: 0280-3040-0324-8070-4030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building tabric 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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



recessors Not zero CO, emissions

76-100

This is how energy efficient the building is.

01-125

Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas

Building environment Heating and Natural Ventilation

Total useful floor area (m2): Building complexity (NOS level): Building emission rate (kgCO₂/m²): 52.32

Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 128 1284.

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