



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

South wing: 1,024 sq. ft. (95.13 sq. m.)
 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 01/01/2021 – 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.
- 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

JUNE 2021

Energy Performance Certificate

Non-Domestic Building

HM Government

Beaumont House
Lambton Road
LONDON
SW20 0LW

Certificate Reference Number:
0280-3046-0324-8070-4030

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... 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 (m²): 163
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.32

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

78 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 123 1234.

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