

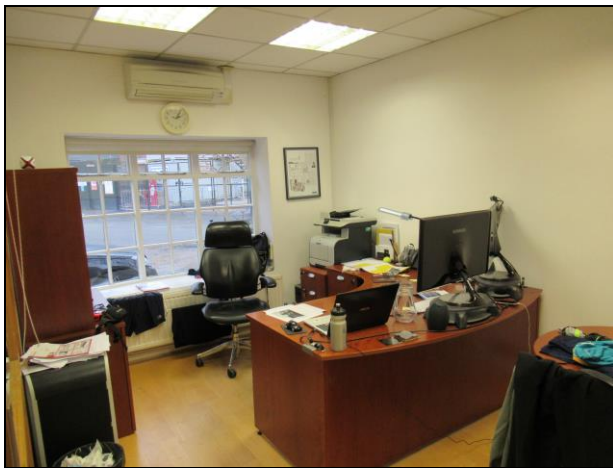


## **OFFICES TO LET**

### **ASH SUITE HESTON COURT BUSINESS CENTRE CAMP ROAD WIMBLEDON SW19 4UW**



**ACCOMMODATION : 521 SQ. FT. 48.44 (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 available office suite is currently divided into three rooms located at the front of the Business Centre. It is well presented with part laminate/part carpet tiled flooring and recessed Category 2 light boxes. The two smaller rooms also benefit from wall mounted air conditioning cassette units and gas fired central heating to radiators.

The property is available with one car parking space.

## **AMENITIES**

- ***Well Presented Offices***
- ***Gas Fired Central Heating***
- ***Air conditioned***
- ***One Car Parking Space***

## **TENURE**

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

## **ACCOMMODATION:**

NIA 521 sq. ft. (48.44 sq. m.)

## **PRICE/RENT**

£14,000 per annum exclusive.

## **SERVICE CHARGE**

Approximately £6.50 per sq. ft.

## **VAT**

VAT may be applicable.

## **EPC**

To be confirmed.

## **RATES**

Rateable value: To be reassessed  
The 2019/20 UBR is 49.1p 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**

**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

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