

Newly refurbished

1ST FLOOR OFFICES TO LET

**HILL PLACE HOUSE
55 HIGH STREET
WIMBLEDON VILLAGE
SW19 5BA**



1,507 SQ. FT. (140.00 SQ. M)

UP TO 4 CAR SPACES AVAILABLE



LOCATION

Hill Place House is situated on the High Street in Wimbledon Village. There are numerous shops, pubs, bars and restaurants within the immediate vicinity. The Village is a great place for business, set within a very popular leafy suburb. Wimbledon Common is adjacent to the property providing the perfect opportunity to take a moment out of the office. Wimbledon Village offers a strategic location for business being a short distance from the A3 and its transport links from Wimbledon town centre.

DESCRIPTION

The recently refurbished office suite is situated on the 1st floor, accessed via the lift or stairwell. The suite is open plan with two separate offices/meeting rooms. Benefits from air cooling and secure car parking to the rear. The common parts of the building have just undergone refurbishment, delivering striking first impressions.

AMENITIES

- Modern air conditioned offices
- Good transport links
- Refurbished ground floor reception

PLANNING

B1 office use.

TENURE

New lease on terms to be agreed up to September 2018.

VAT

The property is elected for VAT.

EPC

1st floor West – Band F-Rating 143

ACCOMMODATION:

1,507 sq. ft. (140.00 sq. m)

RENT

£45,210 per annum exclusive

Up to 4 parking spaces available at additional £1,500 per annum each.

SERVICE CHARGE

Details available on request.

RATES

Rateable value: £45,250.

The 2015/16 UBR is 49.3p in the £. Interested parties are recommended to make their own enquiries with Merton Council.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX
TEL: 020 8971 4999**

**Contact :Stewart Rolfe
commercial@as-r.co.uk**

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