

## **AIR CONDITIONED OFFICES TO LET**

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



**NIA 885 SQ FT (82.21 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 air conditioned premises are available from January 2020 and includes a board room, chairman's room and fully fitted kitchen all situated off a central office area. The desks in situ are available by negotiation offering 'plug and play' office space.

**AMENITIES**

- 'Plug and Play' Offices
- Air-Conditioning
- Fully Fitted Kitchen
- Communal WC's
- Central Courtyard

**TENURE**

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

**RENT**

£26,500 per annum exclusive.

**SERVICE CHARGE**

Approximately £6.35 per sq. ft.

**VAT**

We understand VAT is not applicable to the rent.

**RATES**

The current assessment includes both the Ash and Willow suites with a rateable value of £32,250. The assessment will need to be split. Interested parties should make their own enquiries with Merton Council.

**EPC**

D: 80. An Energy Performance Certificate is available upon request.

**LEGAL COSTS**

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

**VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
SW19 5DX  
TEL: 020 8971 4999  
[commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

**Contact: Stewart Rolfe**



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



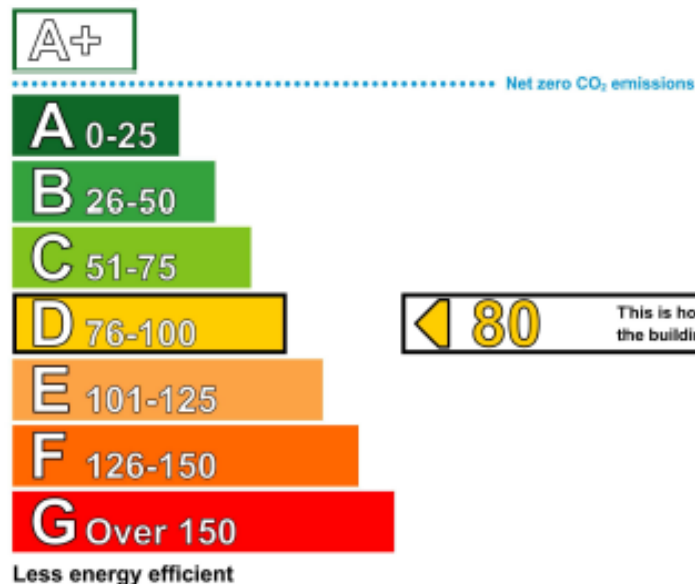
WILLOW SUITE  
Heston Court  
19 Camp Road  
LONDON  
SW19 4UW

Certificate Reference Number:  
0940-5926-0366-4503-4084

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](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



## Technical Information

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 82  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 64.49

## Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

91 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 0300 123 1234.

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