

TO LET



Office

1,149 - 2,581 Sq Ft (106.7 – 240 Sq M)

**Woodcock House, Gibbard Mews, High Street,
Wimbledon Village, SW19 5BY**



KINGSTON OFFICE

Warwick Lodge
75-77 Old London Road
Kingston
KT2 6ND



AGENT

James Smith
james@bonsors.com



KEY SUMMARY

- Light Modern Office Space
- Sought After Location
- Good Transport Links
- Kitchen
- Car Parking

Woodcock House, Gibbard Mews, High Street, Wimbledon Village, SW19 5BY

LOCATION

Woodcock House is situated in the heart of Wimbledon Village close to all the shops, restaurants, pubs and local amenities in the village. Located just a 10 minute walk from Wimbledon Town Centre it has excellent mainline, London Underground and Bus links to Central London, Putney, Kingston and Richmond.

DESCRIPTION

The office suites available are located on the ground and first floors of a three storey building. The accommodation has recently been redecorated and recarpeted and provides modern air cooled accommodation. The suites benefit from the following amenities:

- Suspended ceiling
- Air Cooling
- Kitchen
- On Site Car Parking
- Shared Male and Female WCs

ACCOMMODATION

All accommodation benefits from modern open plan workspace and comprised the following net internal floor areas.

Suite	Sq Ft	Sq M
Ground Floor	1,149	106.7
First Floor Right	1,432	133
TOTAL	2,581	240

BUSINESS RATES

Suite	Rateable Value	Rate Payable
Ground Floor	£30,000	£14,790
First Floor Right	£35,500	£17,501.5
TOTAL	£65,500	£32,291.5

TERMS

The offices are available to let on a new full repairing and insuring lease to exclude security of tenure under s24-28 Landlord and Tenant Act 1954.

RENT & LEASE TERMS

£36.00 Per Sq Ft.

EPC

The EPC rating for the First Floor Right Suite is D EPCs are being commissioned for the smaller suites – details on request.

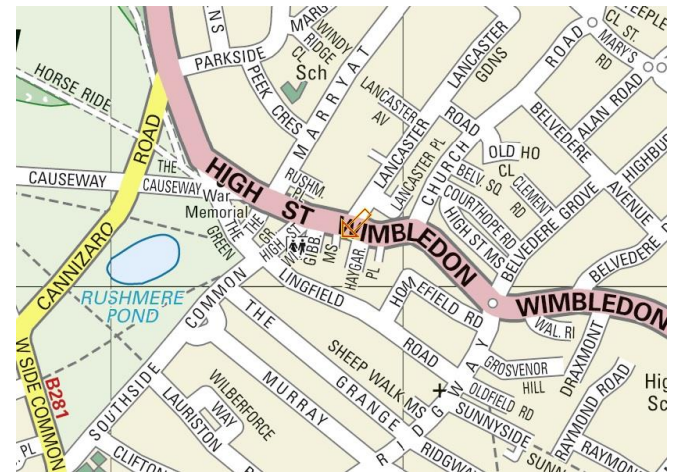
LEGAL COSTS

Each party is to be responsible for their own legal and other costs.

VIEWING

For viewings or further information please contact:

James Smith
020 8546 0022
james@bonsors.com



- Landlord & Tenant
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