



Melbury House 49 -57 Wimbledon Hill Road Wimbledon, SW19 7QW

Air conditioned town centre offices
Ranging from 2,500 - 7,147 SQ.FT.
Initial Rent: POA



RENT
Upon Application



AIR CONDITIONING
Throughout



LOCATION
Town Centre



DISABLED ACCESS
DDA compliant



TUBE
District Line



LIFT
On-site



PARKING
5 Spaces



CARPETS
Throughout



BUS
Excellent links



KITCHEN
Private



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Continued →
→



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LOCATION:

Melbury House is a prominent office building on ground and three upper floors located in the heart of the Town Centre on Wimbledon Hill Road (A219) being within a short walk of the Wimbledon Terminus.

The communication network includes the SWR Mainline Station providing a connection to London Waterloo within 12 mins while the Underground (District Line) connects with the West End of London and the rest of the Underground network, the Tram Link provides a dedicated connection east-west from Wimbledon to Croydon and Gatwick Airport. The nearby A3 provides a direct link to Junction 10 of the M25 and the main motorway networks and both Gatwick and Heathrow Airports.

Wimbledon is a thriving town that benefits from a highly skilled workforce, local occupiers include Unibet, Close Brothers, Capsticks LLP, Lidl and Coty to name a few. The Town benefits from a wide range of amenities including bars, restaurants, banks, cafe and leisure facilities.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Floor Area	7,147	664

DESCRIPTION:

The available space comprises the entire second floor of Melbury House and extends to a total area of approximately 7,147sq.ft. The floor can be split into smaller units from 2,500 sq.ft.

The building benefits from an impressive ground floor stone tiled reception area fronting Wimbledon Hill Road, which exclusively serves the upper floor offices.

The office floor currently comprise a main open plan area together with a number of meeting rooms, an extensive kitchen and a small external terrace. Five car parking spaces are available and situated in the private basement.

TENURE:

A new effective full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

VAT: To be charged at the prevailing rate.

SERVICE CHARGE:

Year ending December 2020 estimated at £ 7.68 per sq.ft.

INITIAL RENT PA: POA

RATES PAYABLE:

Rateable Value : £178,000.

EPC:

Available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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