

TO LET

46.9 SQ. M (505 SQ. FT) APPROX.

THE OLD EXCHANGE, 12 COMPTON ROAD, WIMBLEDON, SW19 7QD

SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

www.snellers.com

020 8977 2204

- **BASEMENT OFFICE SUITE**
- **BEAUTIFUL PERIOD BUILDING**
- **WIMBLEDON TOWN CENTRE**
- **NEWLY REFURBISHED**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

THE OLD EXCHANGE, WIMBLEDON SW19

LOCATION

The Old Exchange is situated within Wimbledon Town Centre, just off Wimbledon Hill Road. Wimbledon Hill Road is the main road through Wimbledon town centre, offering a wide range of local amenities.

Wimbledon underground, tram and main-line railway station is within approximately 300m of the property providing excellent connectivity via overground services and the underground District Line.

DESCRIPTION

The available suite is situated on the lower ground floor. The suite has been refurbished to a high standard to provide two interconnected offices. There are shared male and female WC's.

Access to the offices are via the main reception area and there is a car park to the side of the property where spaces may be available by separate arrangement at £1,200 per space per annum.

ACCOMMODATION

The suite has an approximate net internal floor area of:-

46.9 sq. m (505 sq. ft)

TENURE

Available by way of an assignment of our clients lease for a term of 5 years from 25th November 2021.

Alternatively, a new lease direct from the landlord with terms to be agreed.

RENT

£15,000 per annum

VAT is applicable.

BUSINESS RATES

2023 Rateable Value: £10,000.

Tenants may qualify for 100% rates relief.

For confirmation of rates payable, please contact the business rates department of the London Borough of Merton.

SERVICE CHARGE

Upon application

ENERGY PERFORMANCE RATING

Energy Rating: D79

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks. Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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