

# TO LET

## TOWN CENTRE COMFORT COOLED OFFICES PARKING AVAILABLE

### LAST REMAINING SUITE 654 SQ FT AVAILABLE NOW



**TUITION HOUSE, 27-37 ST GEORGE'S ROAD, WIMBLEDON SW19 4EU**

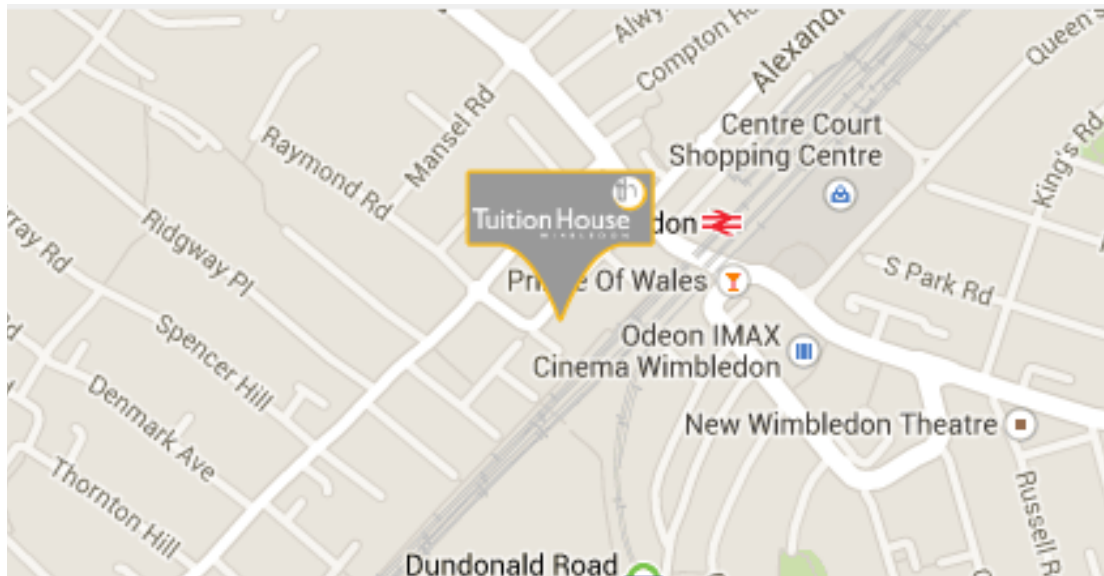


# TUITION HOUSE, 27-37 ST GEORGE'S ROAD, WIMBLEDON SW19 4EU

## LOCATION

Tuition House is situated in a prime position on the corner of St George's Road and Francis Grove. Wimbledon's strategic location and excellent transport links have ensured its continuing success as one of London's decentralised office locations.

The Centre Court Shopping centre and Crescent Shopping Centre have attracted many major national retailers and a wide selection of entertainment and leisure facilities to Wimbledon Town Centre. Health and fitness clubs, Wimbledon Theatre, a new multi-screen cinema complex, a wide selection of restaurants together with Wimbledon common and its golf clubs all form part of the cosmopolitan mix.



## COMMUNICATIONS

Approximate distances and journey times:

Road		
Central London	14 miles	22 km
A3	2 miles	3 km
M25 (Junction 10)	6 miles	9.5 km
M3 (Junction 1)	7 miles	11 km

Rail	
London Waterloo	17 minutes
Guildford	40 minutes

Air		
Heathrow Airport	10 miles	16 km
Gatwick Airport	24 miles	38 km

# TUITION HOUSE, 27-37 ST GEORGE'S ROAD, WIMBLEDON SW19 4EU

## DESCRIPTION

Prominently located in the heart of Wimbledon Town Centre, Tuition House is a seven storey office building with imposing front and side elevations incorporating two entrances, providing today's office occupier with flexible accommodation benefiting from comfort cooling and on site car parking. Boasting an abundance of natural light, Tuition House workspaces exude a bright and modern atmosphere. The offices are designed with energy efficiency in mind, proudly holding a B-rated EPC certification. Equipped with state of the art LED lighting and efficient air conditioning, they offer a comfortable and eco-conscious workspace for your team.

There is also access to a shared kitchen facility.

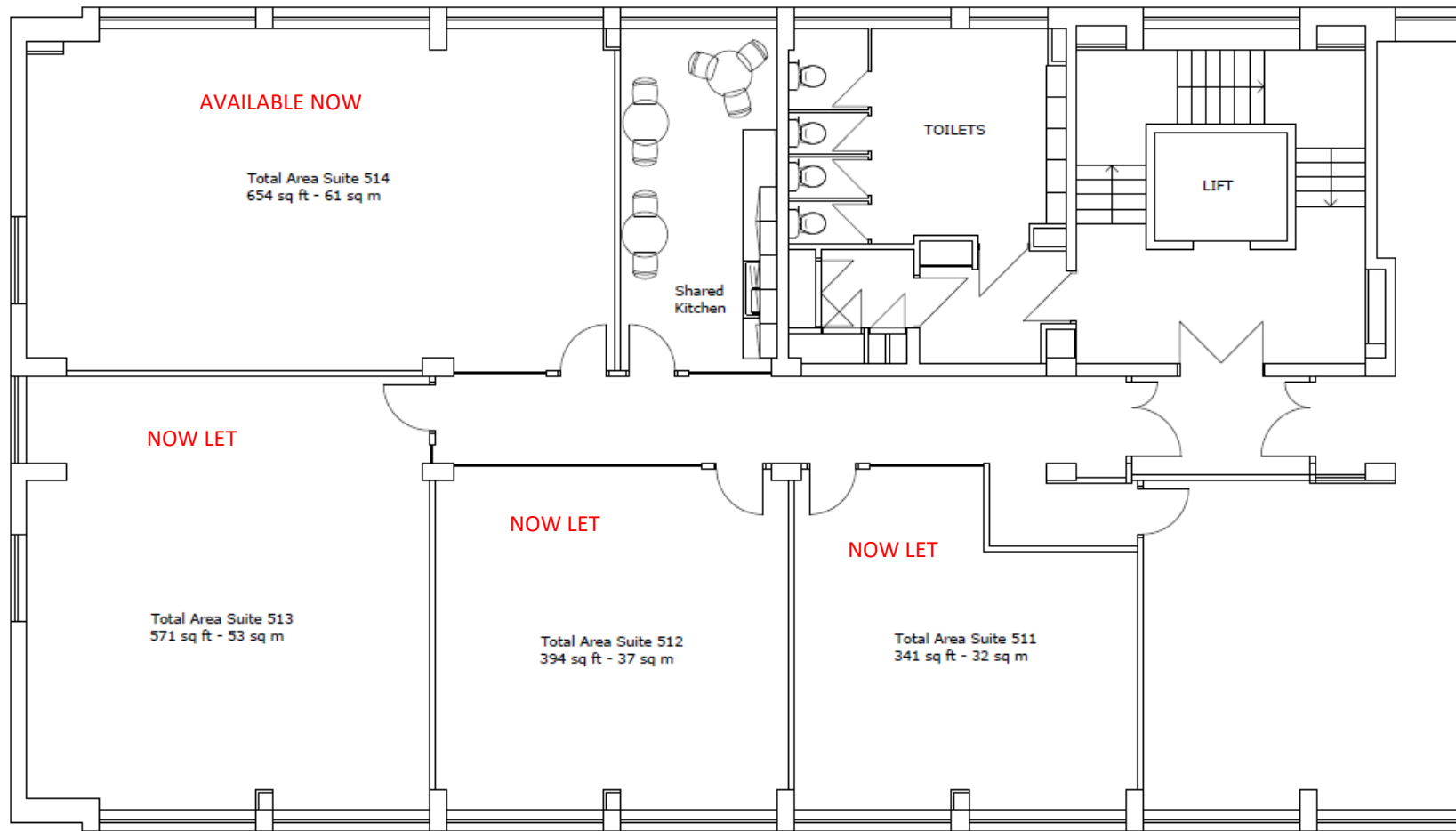
## ACCOMMODATION

Following the recent successful letting of a number of suites on the 5th floor, we now only have the following single room suite remaining, comprising the following approximate net internal floor area:

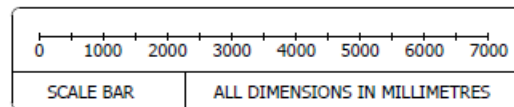
5TH FLOOR	SQ FT	SQ M	BUSINESS RATES (25/26)*	AVAILABLE
Suite 514	654	63	To be assessed	Now
Suite 532	389	36	To be assessed	Under Offer



FLOOR  
PLANS



5TH FLOOR



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## AMENITIES

- CCTV system
- Door security system providing 24 hour access
- Passenger lift in each wing
- Perimeter and some floor trunking
- Fully carpeted offices
- Shared kitchen facility
- Double glazing
- Air cooling/heating VRF cassettes
- Meeting rooms for hire (separate charge)
- Showers & lockers
- On site car parking available by separate arrangement
- On site cycle racks

## LEASE TERMS

The suites are available on new effectively full repairing and insuring leases for terms to be agreed.

## RENT

Upon application. The rent is inclusive of service charge and utilities.

## VAT

The property is elected for VAT.

## EPC

Rating B (42)

## CAR PARKING

On-site parking (£1,600 per space, per annum) subject to availability. Subject to annual increase of £50 per annum.

For a virtual tour of the Suite —please click on the link below:

<https://youtu.be/nm89bu5LEll?si=m-4Z3i8GFpSrwk2x>



Strictly by appointment through Landlord's joint agents:

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Particulars updated 15/07/25

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