

# ST GEORGE'S HOUSE EAST

WIMBLEDON  
SW19 4DR

savills  
savills.co.uk

3,369 - 40,321 Sq Ft  
Offices



# LOCATION & MAP

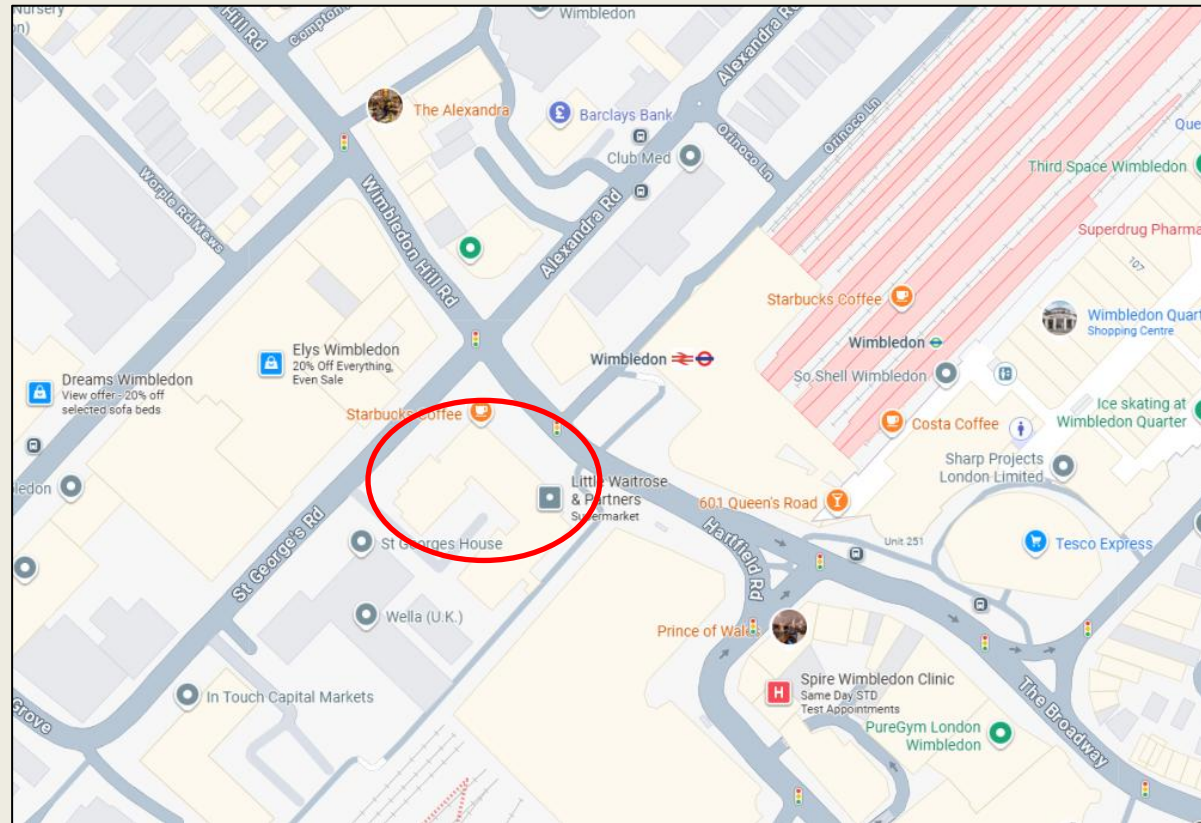
Wimbledon is a dynamic and well-established commercial centre, supported by a strong and highly skilled local workforce. Notable occupiers in the area include Close Brothers, ATP Media and Fortius Clinic.

Located in Southwest London, approximately six miles from the city centre, Wimbledon benefits from excellent transport infrastructure, with comprehensive road, rail, and bus connections. The principal road serving the area is the A219, which branches from the A3, a key route linking central London to Junction 10 of the M25 motorway.

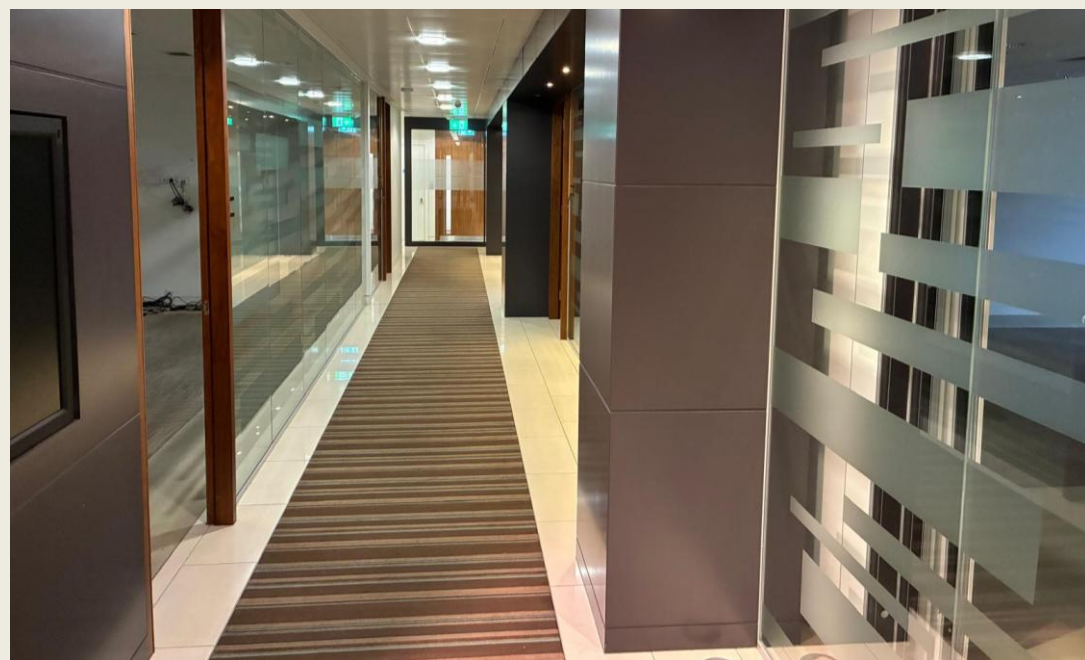
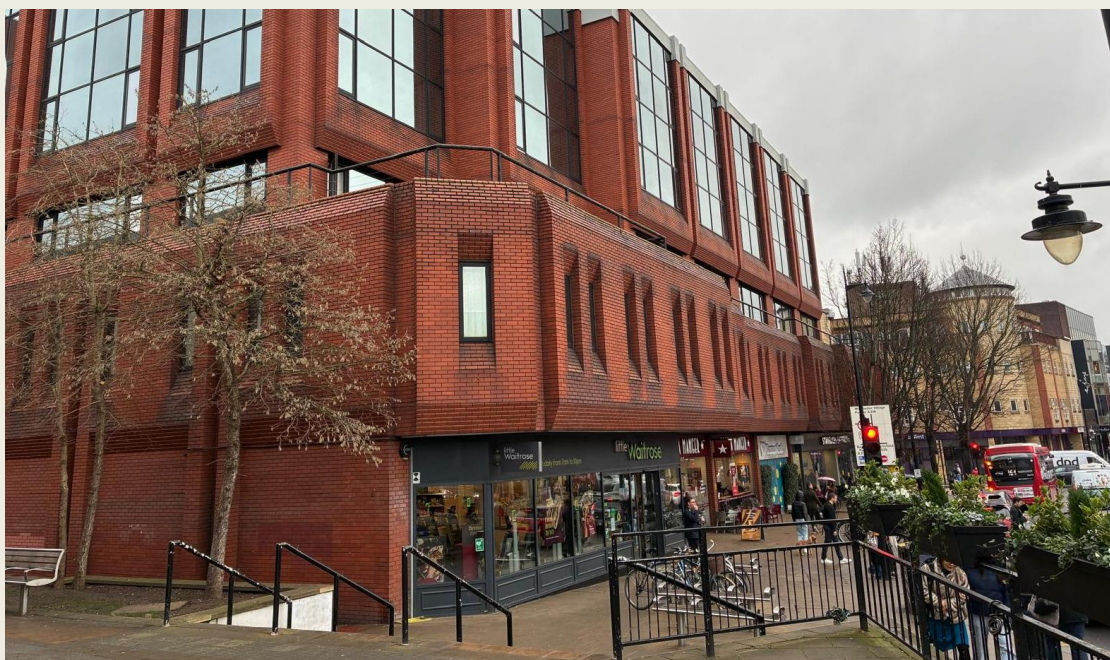
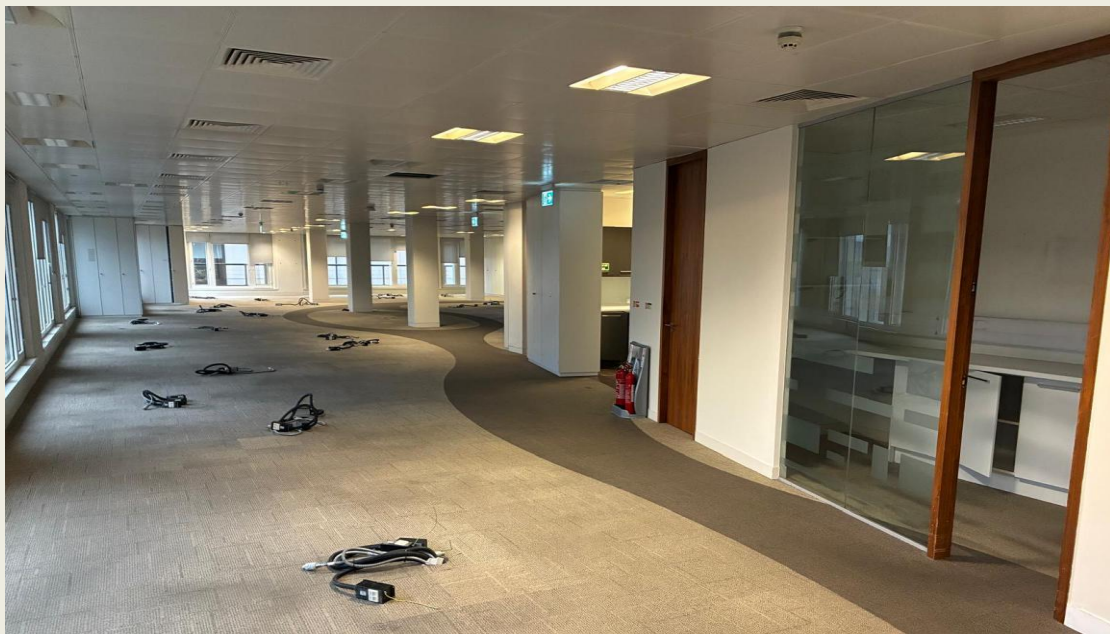
The property is positioned on St George's Road, close to its intersection with Wimbledon Hill Road (A219) and directly opposite Wimbledon Station. The station provides mainline rail, District Line Underground, and tram services, offering convenient access to central London, Croydon, and destinations to the south, including Guildford and Portsmouth.

The specification of the offices include:

- Air conditioning
- Underfloor trunking
- Open plan offices with some meeting rooms
- Carpeted
- Access to communal terraces
- On-site car parking
- Manned double height reception



# DESCRIPTION



# PROPERTY DETAILS

## AVAILABILITY (NIA):

Floor	Sq ft	Sq m
4 <sup>th</sup>	7,642	710
3 <sup>rd</sup>	10,732	997
2 <sup>nd</sup>	10,463	972
Pt 1 <sup>st</sup>	8,115	754
Pt 1 <sup>st</sup>	3,369	313
<b>TOTAL</b>	<b>40,321</b>	<b>3,746</b>

## EPC:

Rating D(88)

## BUSINESS RATES PAYABLE:

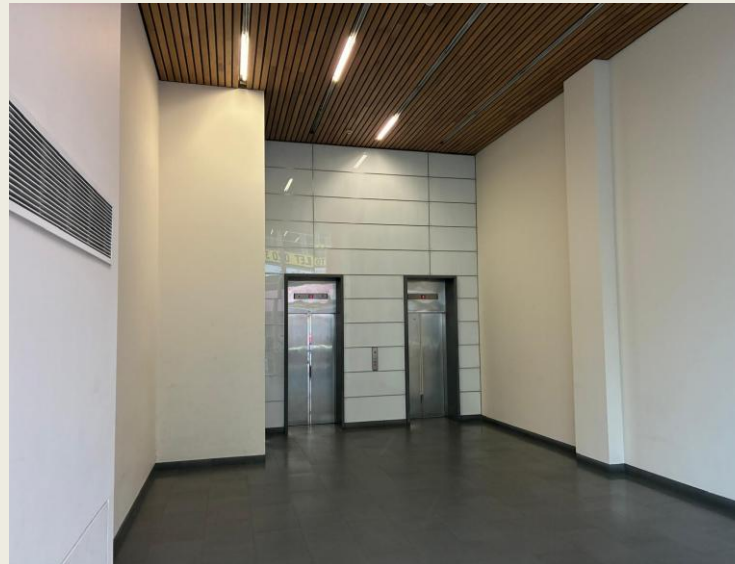
Estimated £18.00 per sq ft, tenants advised to make their own enquiries.

## RENT:

£35.00 per sq ft

## SERVICE CHARGE:

Est. £12.50 per sq ft



**Important Notice:** Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

# FLOORPLANS

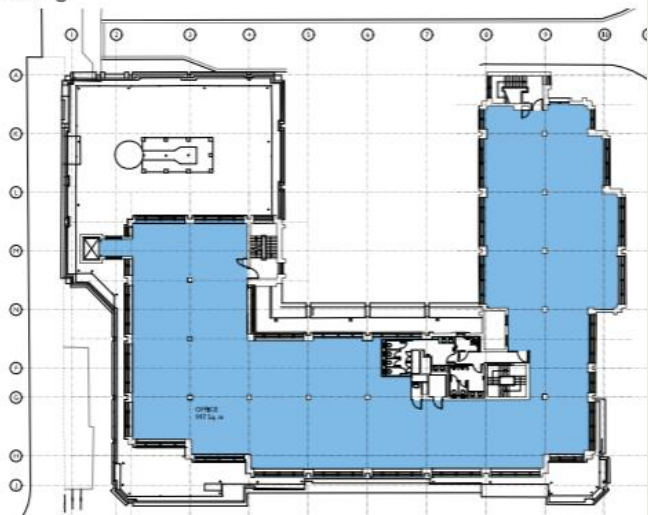
Level 01 Existing



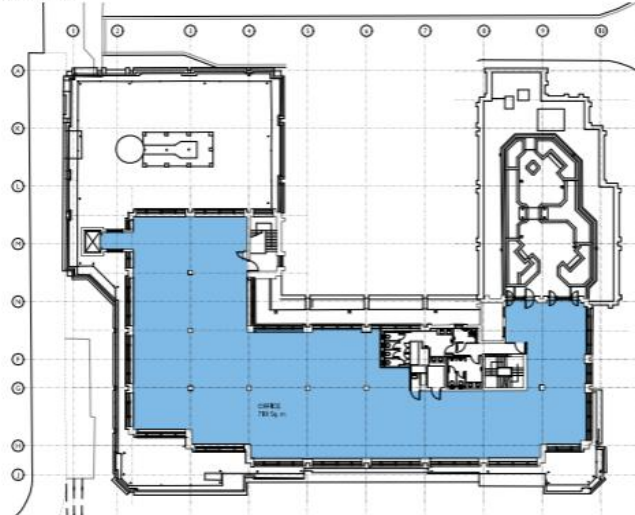
Level 02 Existing



Level 03 Existing



Level 04 Existing



---

## CONTACT DETAILS

---

Holly Purvis  
E: [holly.purvis@savills.com](mailto:holly.purvis@savills.com)  
M: 07977 351475