

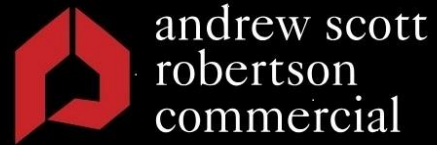
Office Suite TO LET

1st Floor, Barry House
20-22 Worple Road
Wimbledon
SW19 4DH

1,217 sq. ft.
(113.08 sq. m.)



2 secure parking spaces included. Potentially more by separate negotiation.



PROFESSIONAL PROPERTY PEOPLE





ACCOMMODATION

First Floor Suite 1 1,217 sq. ft. (113.08 sq. m.)

LOCATION

The property is situated on the south-side of Worple Road between its junction with Wimbledon Hill Road and Francis Grove in the heart of Wimbledon town centre.

It is a short walk from Wimbledon Station with its Mainline links to Waterloo (approx. 15 mins) and Thameslink services. Also London Underground (District Line) and Tramlink services to Croydon and Beckenham.

DESCRIPTION

Barry House is a purpose built office building. The available suite is situated on the 1st floor.

TENURE

Available on a new lease on flexible terms to be agreed.

AMENITIES

- Fully carpeted
- Perimeter Trunking
- Kitchenette
- Air conditioning
- 2 parking spaces (potentially more by separate negotiation)

EPC

Band D (95) Expires 23rd May 2028

RATES

2026 Rateable value: £34,750
The 2026/27 UBR is 0.432p in the £.
Small Business Rates Relief may be available.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is not elected for VAT.

Strictly by appointment via Joint Letting Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Lewis & Co

Contact: **Alex Lewis**

Tel: **020 3940 5575**

Email: alex@lewisco.co.uk

Office Suite TO LET

1st Floor, Barry House
20-22 Worple Road
Wimbledon
SW19 4DH

Rent: £36,500 per annum exclusive

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property



Energy performance certificate (EPC)

SUITE 1, FIRST FLOOR
Barry House
20-22 Worple Road
LONDON
SW19 4DH

Energy rating
D

Valid until: 23 May 2028
Certificate number: 0398-0138-8589-6495-7002

Property type: B1 Offices and Workshop businesses

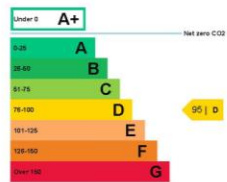
Total floor area: 120 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 34 | B

If typical of the existing stock: 100 | D



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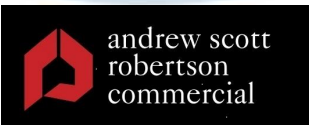
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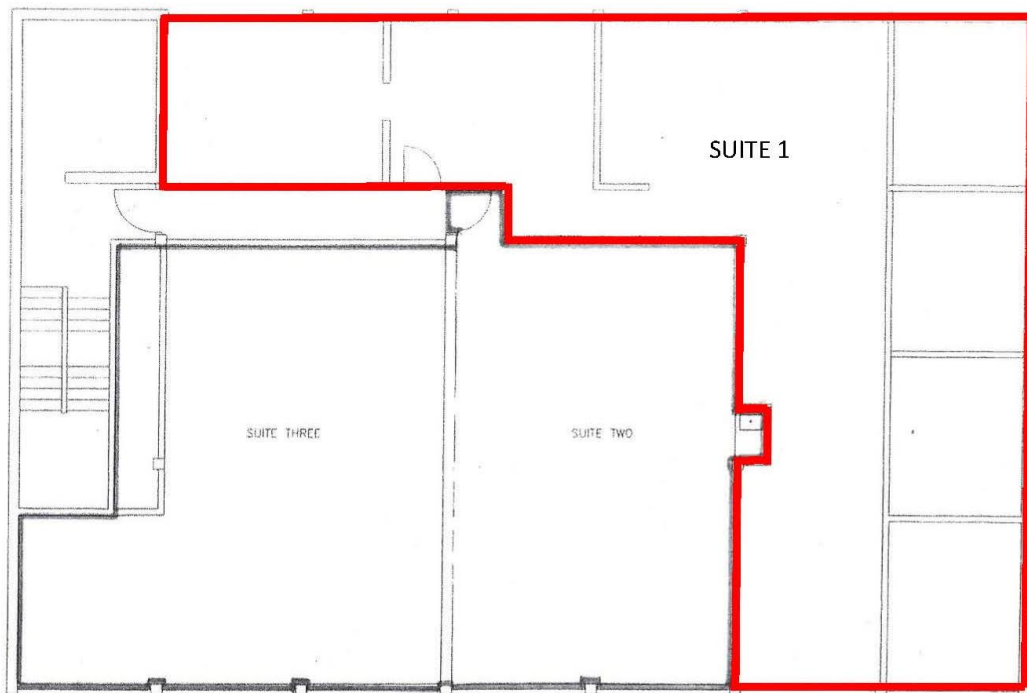
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FIRST FLOOR PLAN



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