

# SERVICED OFFICES TO LET

Highland House  
165 The Broadway  
Wimbledon  
SW19 1NE

165 THE BROADWAY

165  
THE BROADWAY

Various Suites Available On Flexible Terms



andrew scott  
robertson  
commercial



PROFESSIONAL PROPERTY PEOPLE



## LOCATION

The property is located in a good town centre position within easy access to Wimbledon Train station with its regular services to London Waterloo (19 mins) and its connections to London Underground (District Line) and Tramlink (linking to Croydon and Beckenham). The property is also easily accessible to South Wimbledon Underground station (Northern Line).

## DESCRIPTION

Highland House comprises recently refurbished, high quality, serviced office accommodation. The building benefits from a fully manned reception desk 24/7 hours/day. A newly created roof terrace is available for occupiers and on-site bike storage is provided.

## ACCOMMODATION

See attached schedule for current availability.

## LICENCE FEE

See attached schedule for licence fees inclusive of:-

- Rent
- Furniture
- Dailing Cleaning
- Utilities
- Service Charge
- Dedicated Internet
- Phone Handsets
- Local & National Calls to Landline

## TENURE

Flexible licences available on monthly basis.

## PLANNING

B1 Offices.

## EPC

Available on request.

## AMENITIES

- Train, Underground & Tram services close by
- Town centre
- On-site car parking available
- Gas fired central heating
- Air conditioning
- Lift
- Manned reception area
- Roof Terrace
- On-site bike storage

## RATES

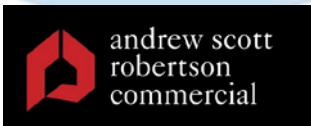
Business Rates are excluded from the Licence fee. Interested parties are recommended to make their own enquiries with Merton Council. Small Business Rates Relief may be applicable.

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Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

Rent: Refer to attached schedule



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

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) 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



## VAT

VAT is charged in addition to the licence fees.

## LEGAL COSTS

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

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## AVAILABILITY SCHEDULE AS AT JANUARY 2026

	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH- 1 <sup>st</sup> Floor	700	14	£2,333	Now	Includes shared Internet
HH – 6 <sup>th</sup> Floor	3100	62	£7,750	Now	Includes shared Internet
HH-415	62	2	£310	Now	Includes shared Internet
HH-509	86	2	£430	Now	Includes shared Internet
HH-201	50	2	£250	Now	Includes shared Internet
HH-202	151	3	£755	Now	Includes shared Internet
HH-203	86	2	£430	Now	Includes shared Internet
HH-204	83	2	£415	Now	Includes shared Internet

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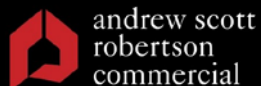
	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-205	75	2	£375	Now	Includes shared Internet
HH-206	86	2	£430	Now	Includes shared Internet
HH-209	68	2	£340	Now	Includes shared Internet
HH-210	70	2	£350	Now	Includes shared Internet
HH-211	67	2	£335	Now	Includes shared Internet
HH-212	70	2	£350	Now	Includes shared Internet
HH-213	70	2	£350	Now	Includes shared Internet
HH-214	67	2	£350	Now	Includes shared Internet

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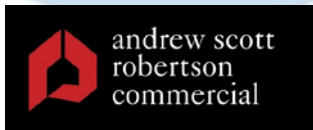
	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-215	70	2	£350	Now	Includes shared Internet
HH-216	70	2	£350	Now	Includes shared Internet
HH-217	67	2	£335	Now	Includes shared Internet
HH-219	70	2	£350	Now	Includes shared Internet
HH-220	67	2	£335	Now	Includes shared Internet
HH-221	70	2	£350	Now	Includes shared Internet
HH-222	72	2	£360	Now	Includes shared Internet
HH-223	72	2	£360	Now	Includes shared Internet

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	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-226	83	2	£415	Now	Includes shared Internet
HH-227	84	2	£420	Now	Includes shared Internet
HH-228	86	2	£430	Now	Includes shared Internet
HH-229	89	2	£445	Now	Includes shared Internet
HH-231	84	2	£420	Now	Includes shared Internet
HH-232	82	2	£410	Now	Includes shared Internet
HH-233	269	5	£1,345	Now	Includes shared Internet

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	Approx. sq. ft.	No. of Work Stations	List Price pcm	Available	Notes
HH-412	62	2	£310	Now	Includes shared Internet
HH-413	62	2	£310	Now	Includes shared Internet
HH-511	140	3	£700	Now	Includes shared Internet
HH-103	186	2	£930	Now	Includes shared Internet

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