


3rd Floor
Admel House,
24 High Street
Wimbledon Village
SW19 5DX

787 sq. ft.
(73.11 sq. m)



**Open Plan Offices
To Let - Flexible terms
£30,000 pax**

 **andrew scott
robertson
commercial**

 The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE



 **RICS**
Registered by RICS

LOCATION PLAN



LOCATION

Wimbledon Village is located about 1.5 miles south of the A3 between Wimbledon Common and Wimbledon town centre. The High Street provides excellent shopping facilities, restaurants and Public Houses.

The property is situated on the south side of the High Street between the Dog & Fox Public House and the junction with Allington Close.

DESCRIPTION

Admel House is a four-storey building arranged over an estate agency office and three upper floors, accessed via a separate entrance. The third-floor offices benefit from excellent natural light, predominantly in open plan.

AMENITIES

- Located in centre of Wimbledon Village
- Open Plan Offices
- Staff amenity area
- 24-hour access
- Gas central heating to radiators throughout
- Comfort cooling and warm air heating

FLOOR AREAS

Third Floor: 787 sq. ft. (73.11 sq. m.)

LEASE

The accommodation is available initially on a tenancy at will or licence.

RENT

£30,000 per annum exclusive

LEGAL COSTS

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

VAT

The property is elected for VAT.

EPC

Band C (65) Expires 13 October 2032.

RATES

2026 List Rateable Value: £22,000
UBR 2026/27 – 0.432p in the £
Source: VOA website.

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

EPC

Band E (111) Expires 22 July 2030

Energy performance certificate (EPC)

THIRD FLOOR
Admel House
24 High Street Wimbledon
LONDON
SW19 5DX

Energy rating
E

Valid until: 22 July 2030

Certificate number: 0013-0130-3942-5623-2002

Property type: B1 Offices and Workshop businesses

Total floor area: 94 square metres

Rules on letting this property

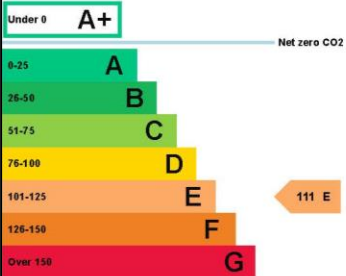
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

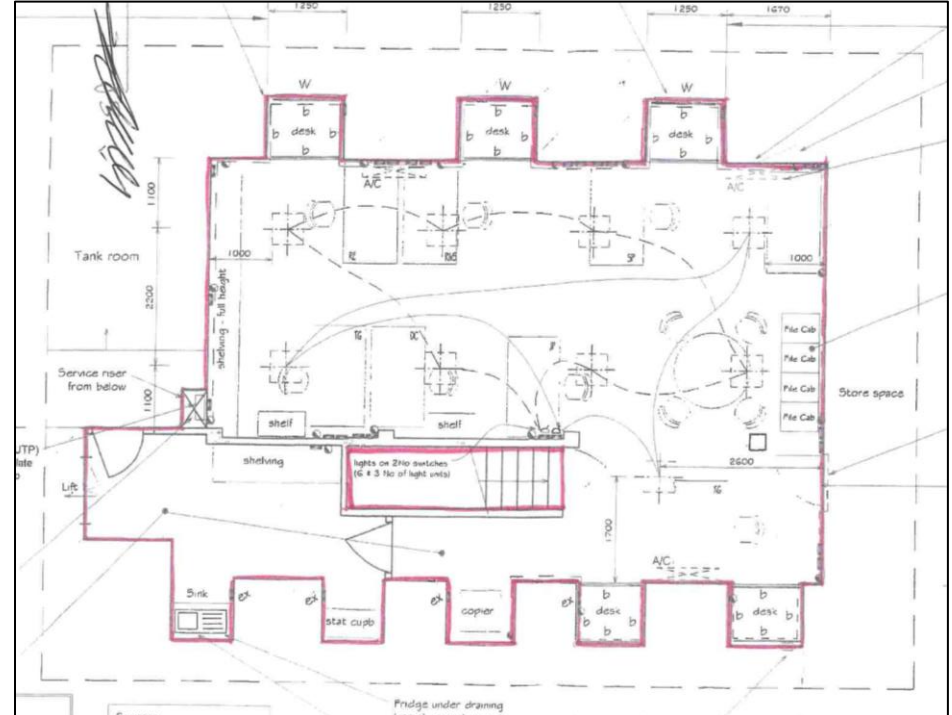
23 A

If typical of the existing stock

68 C

FLOOR PLAN

Not To Scale





Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contact: **John King / Stewart Rolfe**

Tel: **020 8971 3800**

Email: commercial@as-r.co.uk

- (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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property