

ST GEORGE'S HOUSE EAST

WIMBLEDON
SW19 4DR

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3,369 - 40,321 Sq Ft
Offices



LOCATION & MAP

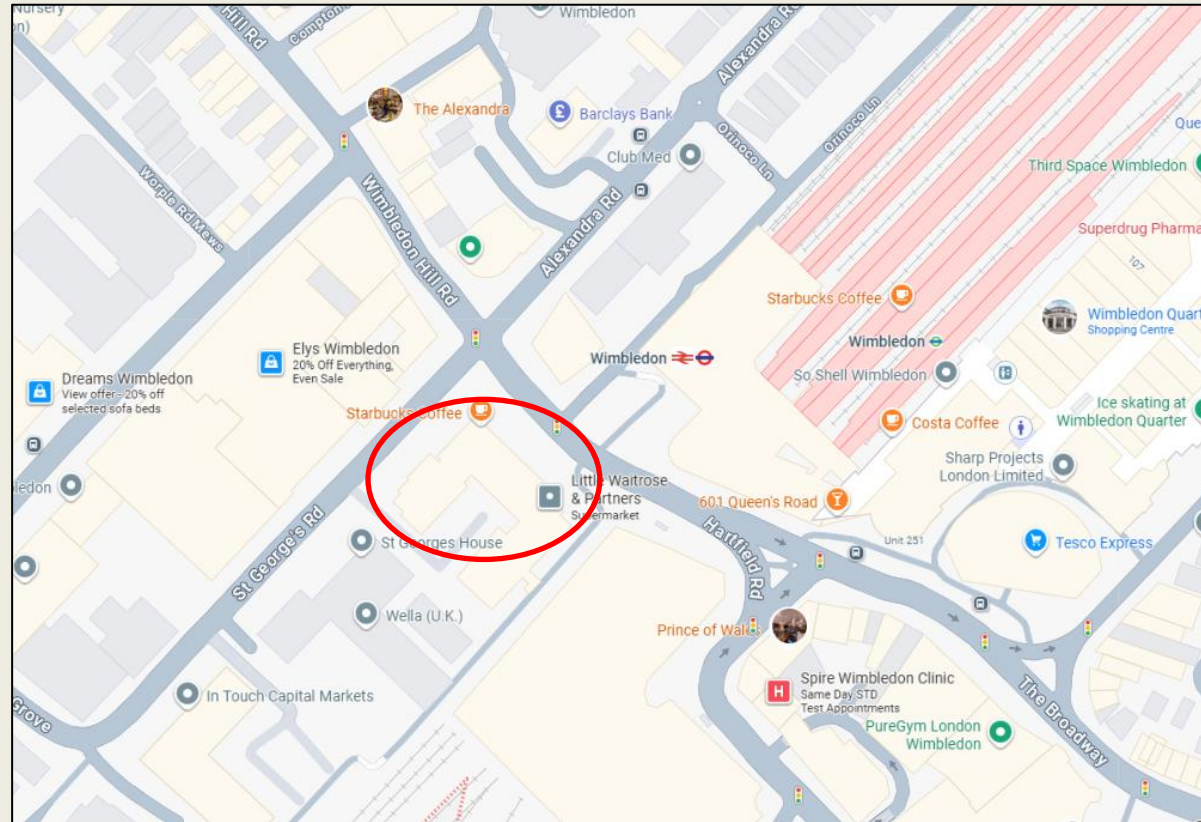
Wimbledon is a dynamic and well-established commercial centre, supported by a strong and highly skilled local workforce. Notable occupiers in the area include Close Brothers, ATP Media and Fortius Clinic.

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.

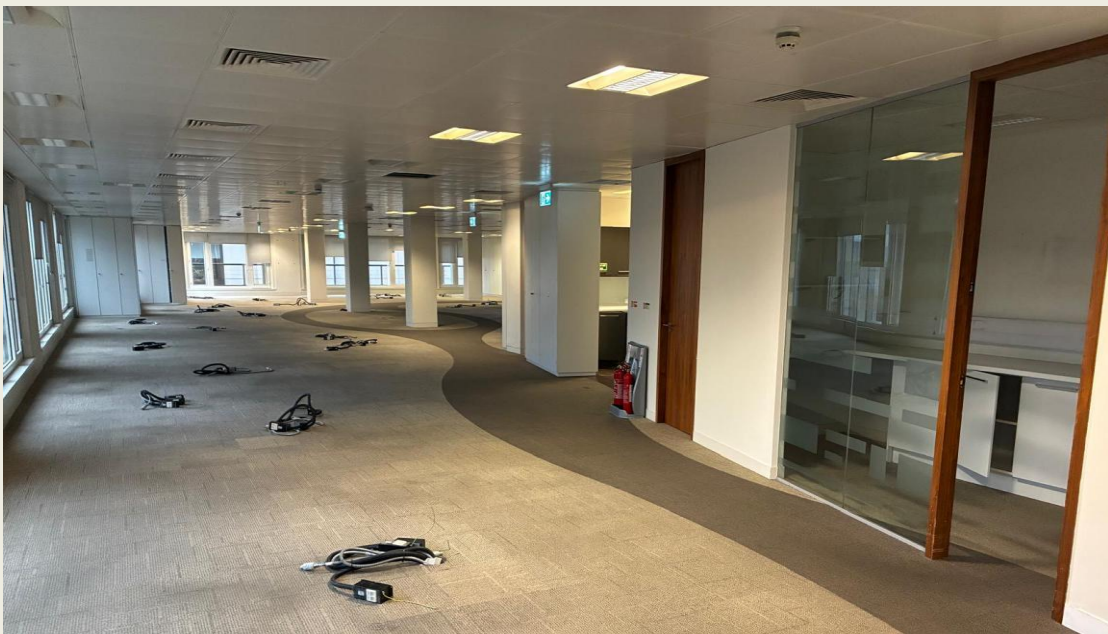
The specification of the offices include:

- 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

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PROPERTY DETAILS

AVAILABILITY (NIA):

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

EPC:

Rating D(88)

BUSINESS RATES PAYABLE:

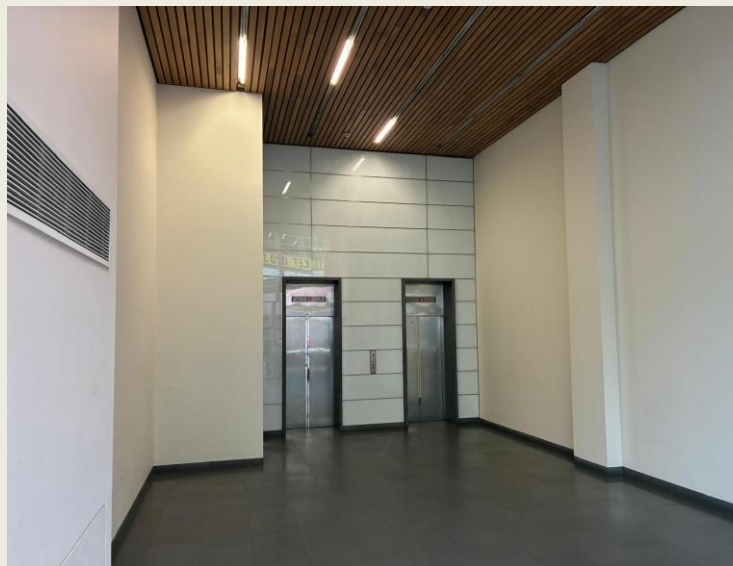
Estimated £18.00 per sq ft, tenants advised to make their own enquiries.

RENT:

£35.00 per sq ft

SERVICE CHARGE:

Est. £12.50 per sq ft



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Level 01 Existing

OFFICE 700 Sq. m.

OFFICE 871 Sq. m.

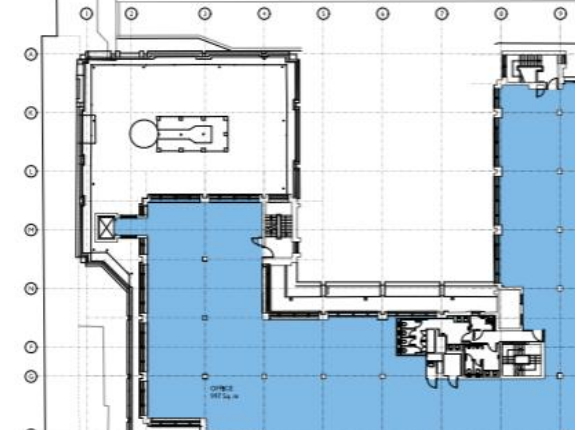
WHITBREAD 77 Sq. m.

REST & PARKING 52 Sq. m.

THOMAS COOK 57 Sq. m.

STARBUCKS 810 Sq. m.

Level 03 Existing



Level 03 Existing

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