

TO LET

**LAST REMAINING TOWN CENTRE OFFICE SUITE
WITH PARKING**

2,212 SQ FT (206 SQ M) APPROX



TUITION HOUSE, 27-37 ST GEORGE'S ROAD, WIMBLEDON SW19 4EU

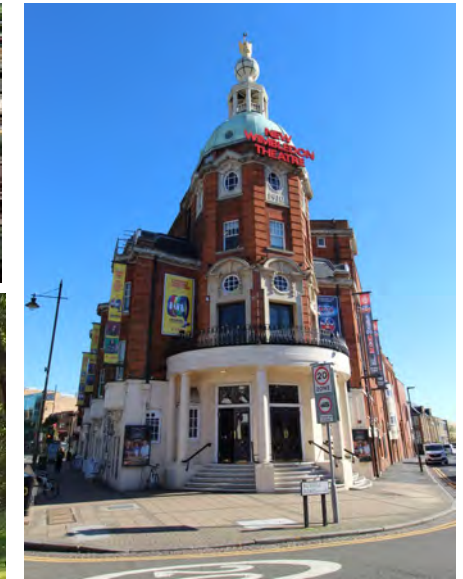
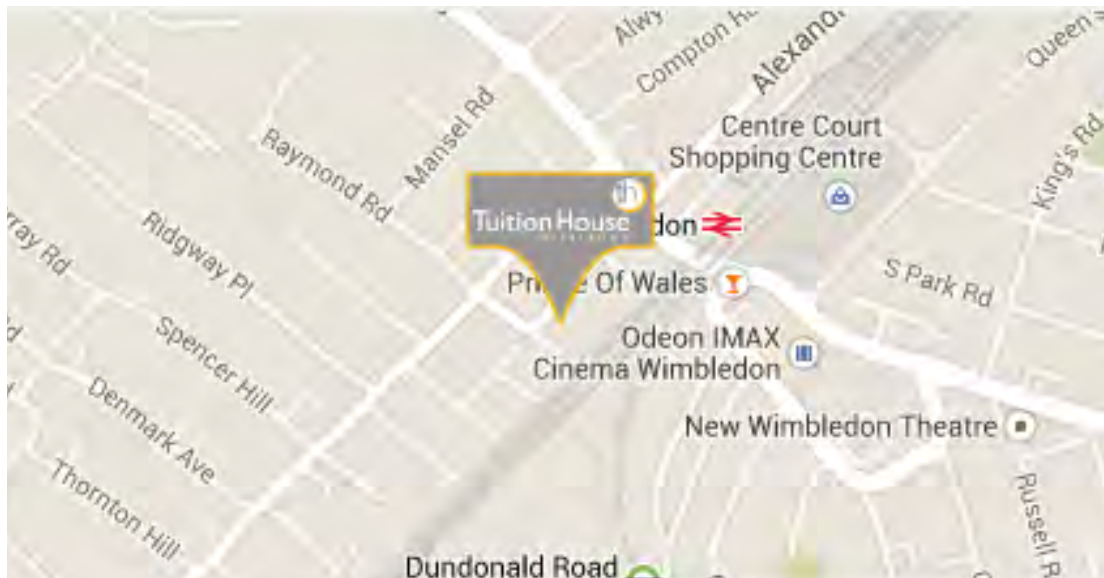


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LOCATION

Tuition House is situated in a prime position on the corner of St George's Road and Francis Grove. Wimbledon's strategic location and excellent transport links have ensured its continuing success as one of London's decentralised office locations.

The Centre Court Shopping centre and Crescent Shopping Centre have attracted many major national retailers and a wide selection of entertainment and leisure facilities to Wimbledon Town Centre. Health and fitness clubs, Wimbledon Theatre, a new multi-screen cinema complex, a wide selection of restaurants together with Wimbledon common and its golf clubs all form part of the cosmopolitan mix.



COMMUNICATIONS

Approximate distances and journey times:

Road		
Central London	14 miles	22 km
A3	2 miles	3 km
M25 (Junction 10)	6 miles	9.5 km
M3 (Junction 1)	7 miles	11 km

Rail	
London Waterloo	17 minutes
Guildford	40 minutes

Air		
Heathrow Airport	10 miles	16 km
Gatwick Airport	24 miles	38 km

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DESCRIPTION

Prominently located in the heart of Wimbledon Town Centre, Tuition House is a seven storey office building with imposing front and side elevations incorporating two entrances providing today's office occupier with flexible accommodation benefiting from comfort cooling and on site car parking. As a result of just completing a number of recent lettings, we now have only the following refurbished suite available to let:

ACCOMMODATION

The last available refurbished suite is L shaped and completely open plan. The suite comprise the following approximate net internal floor areas:

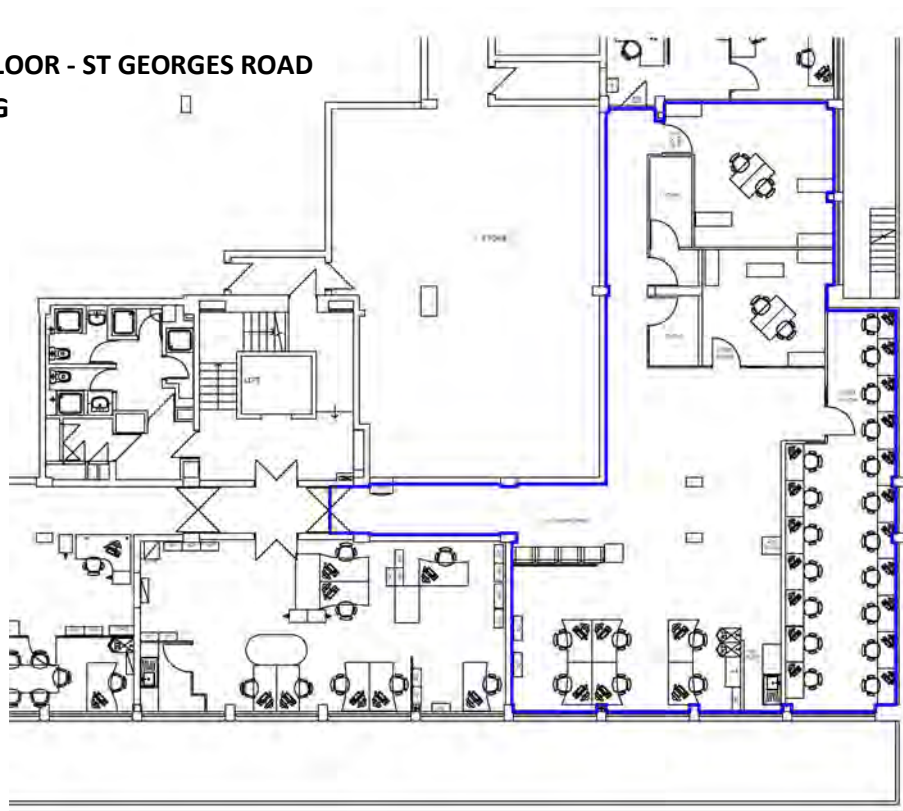
FLOOR	SQ FT	SQ M	BUSINESS RATES (25/26)*	AVAILABLE
1st Floor Francis Grove North Wing	1,843	171.2	RV - £59,000 / RP - £32,450	Under Offer
Lwr Grd Floor St Georges Road West Wing	2,212	206	RV - £67,000 / RP - £37,185	Available

* We strongly recommend you verify these figures with Merton Borough Council.

FLOOR PLAN

(Not to scale - for indicative purposes only)

LWR GRD FLOOR - ST GEORGES ROAD WEST WING



First Floor FG Wing



First Floor FG Wing



First Floor FG Wing

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AMENITIES

- CCTV system
- Door security system providing 24 hour access
- Passenger lift in each wing
- Recessed LED lighting to lower ground floor
- Perimeter and some floor trunking
- Tea point
- Fully carpeted offices
- Double glazing
- Air cooling/heating VRF cassettes
- Meeting rooms available to hire (separate charge)
- Showers
- On site car parking spaces (separate charge)



LEASE TERMS

The suite is available on a new effectively full repairing and insuring lease for a term to be agreed. The rent quoted is exclusive of all other outgoings.

RENT

Upon application

SERVICE CHARGE

Estimated service charge for the current year £8.50 psf per annum.

This is to include: Repair & maintenance, building insurance, lift maintenance, fire, health & safety, water rates, sundries, external window cleaning, lighting (within the common parts), caretaking & cleaning (within the common parts).

VAT

The property is elected for VAT.

EPC

Rating B (42)

CAR PARKING

Car parking is available on site at a ratio of 1 space per 1,000 sq ft occupied. There is an additional charge of £1,600 per space per annum which increases annually by £50 per annum.



Strictly by appointment through Landlord's joint agents:

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Particulars updated 06/06/25

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Consumer Protection from Unfair Trading Regulations 2008

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