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## TUITION HOUSE

23-27 ST GEORGE'S ROAD, WIMBLEDON, SW19 4EU

**REFURBISHED OFFICE SUITE TO LET**  
**2,212 SQ FT (205 SQ M)**

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# TUITION HOUSE

23-27 ST GEORGE'S ROAD,  
WIMBLEDON, SW19 4EU

# LEWIS &CO

## 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 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 multi-screen cinema complex, and a wide selection of restaurants together with Wimbledon Common its golf clubs all form part of the cosmopolitan mix.

## 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 occupiers with flexible accommodation benefitting from excellent natural light and on-site car parking.

**MISREPRESENTATION ACT-** The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled October 2023.

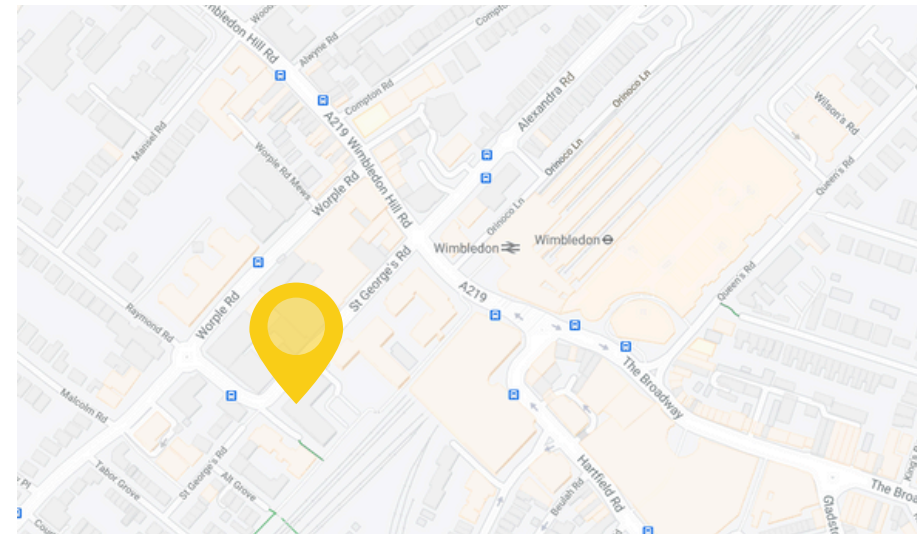


## SPECIFICATION

- Flexible accommodation
- Excellent natural light
- On-site parking (£1,500 per space)
- Central Wimbledon location
- Fully air-cooled/heated office suites
- LED lighting
- Meeting rooms for hire
- Showers & Lockers
- Perimeter trunking for power & data

## FLOOR AREAS

Floor	sq ft	sq m
LG Floor	2,212	205
<b>Total</b>	<b>2,212</b>	<b>205</b>



## TERMS

Available on a new FRI lease with terms to be agreed.

## RENT

On application.  
VAT is applicable.

## RATES

On application.

- We strongly advise you check these figures with Merton Borough Council.

## SERVICE CHARGE

On application.

## EPC

Rating B (42).

## VIEWING

Strictly by appointment through the joint sole agents.

### ALEX LEWIS

[alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)  
mob: +44 7815 788 825

### SAM JOHNSON

[sam@lewisco.co.uk](mailto:sam@lewisco.co.uk)  
mob: +44 7563 393 940

+44 (0)20 3940 5575  
[WWW.LEWISCO.CO.UK](http://WWW.LEWISCO.CO.UK)

### ANDREW ARMIGER

[andy@cattaneo-commercial.co.uk](mailto:andy@cattaneo-commercial.co.uk)  
mob: +44 7973 207424

+44 (0)20 8546 2166  
[WWW.CATTANEO-COMMERCIAL.CO.UK](http://WWW.CATTANEO-COMMERCIAL.CO.UK)