

WELLINGTON HOUSE

60/68 Wimbledon Hill, Wimbledon, SW19 7PA



Key Highlights

- Extensively refurbished office space with a high quality fit out
- 200m from Wimbledon National Rail and Underground Station
- Fully fitted, 'plug and play' office space
- From 5,881 - 12,388 sq ft available
- Secure bike storage
- Changing and shower facilities
- Car parking with EV chargers
- Private terrace

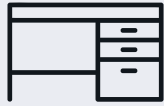
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Specification



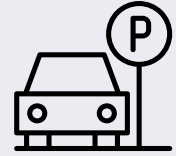
Fully fitted, plug-and-place space



Air-conditioning



EV Charging



3 Car Parking Spaces



EPC B



Bike Storage



Private Terrace



End-of-trip Facilities

LOCATION

The property is 200m from Wimbledon Underground (District Line) and National Rail (South Western / Thameslink) station which provide frequent services and direct services to Central London (Clapham Junction, Vauxhall, Waterloo) and outwards to Surrey. The A3 is accessible in approximately 6 minutes and Junction 10 of the M25 in 20 minutes.

LEASE

The premises are available by way of either a sub-lease or assignment. The 4th floor is available on a lease expiring 31st July 2029. The passing rent equates to £53.50 per sq ft.

A surrender and new lease may be available subject to agreement with the landlord.

Three parking spaces are included within the lease.

Rates payable: c.£21.24 per sq ft

Service charge: c.£15.24 per sq ft

EPC

B

TIMING

Available now

ACCOMMODATION - NET INTERNAL AREAS

| Floor | Sq Ft | Sq M |
|--------------|---------------|----------------|
| Third | 6,507 | 604.5 |
| Fourth* | 5,881 | 546.4 |
| Total | 12,388 | 1,150.4 |

*An additional c. 1,500 sq ft of basement storage is included within the 4th floor lease.



CONTACTS

Viewings strictly by appointment via the joint agents.

For further information please contact:

Pip Edwards
Savills

07816 184 021
pip.edwards@savills.com

Holly Purvis
Savills

07977 371 475
holly.purvis@savills.com

Alex Lewis
Lewis & Co

07815 788 825
alex@lewisco.co.uk

IMPORTANT NOTICE

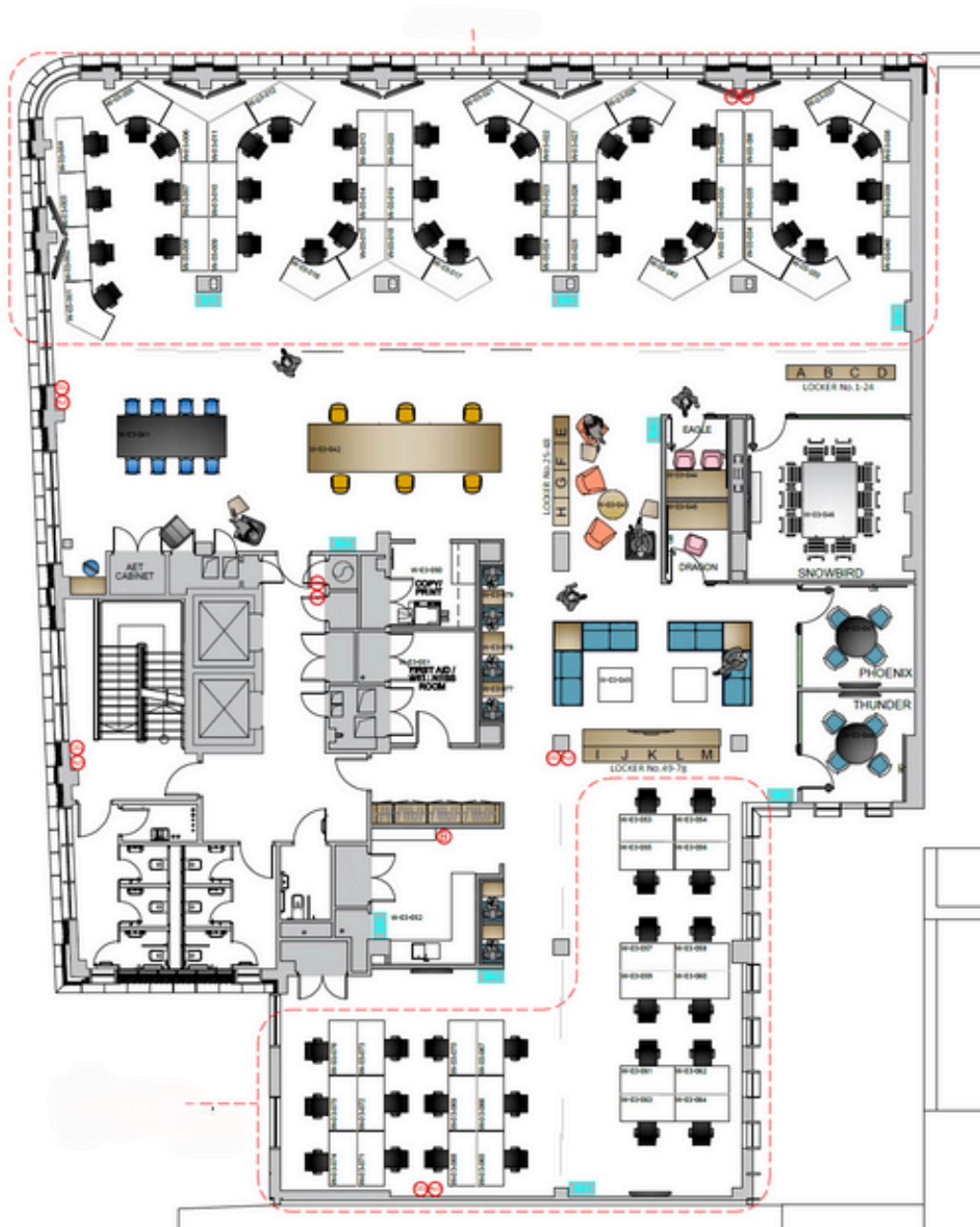
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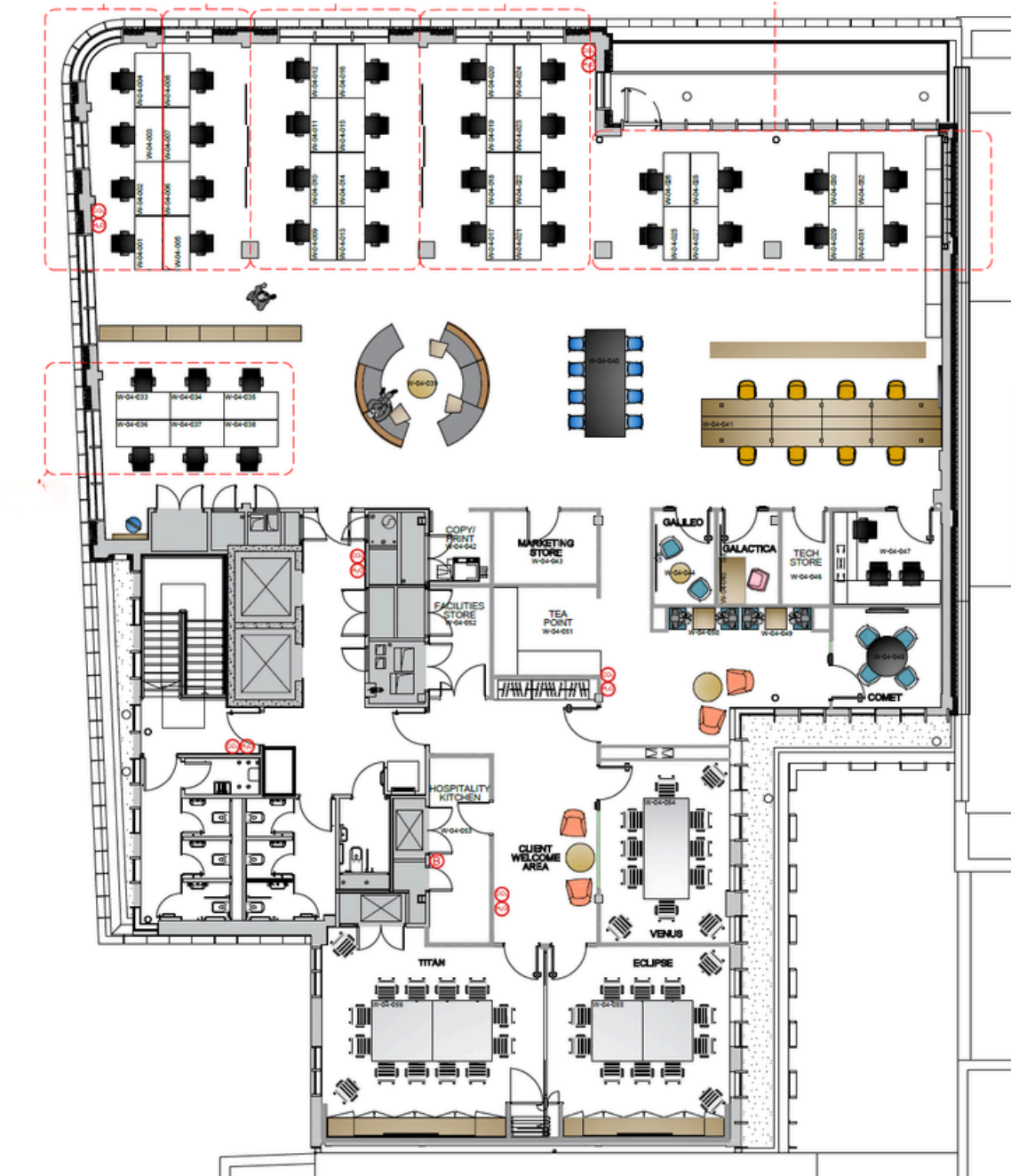


Third Floor



- 64 x fixed desks
- 1 x 10 person meeting room
- 2 x 4 person meeting rooms
- 2 x 2 person meeting rooms
- 4 x individual pods
- 1 x 2 person pod
- 78 x lockers
- 14 x plug and play spaces
- 2 x seated social spaces
- 1 x first aid / wellness room

Fourth Floor



- 38 x fixed desks
- 1 x 12 person meeting room
- 1 x 10 person meeting room
- 1 x 8 person meeting room
- 1 x 4 person meeting rooms
- 3 x 2 person meeting rooms
- 2 x 2 person pods
- 54 x lockers
- 16 x plug and play spaces
- 2 x store room
- 3 x seated social spaces
- 1 x kitchen
- 1 x drinks area
- Access to private terrace

