

# WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS  
Preliminary Details

**ALLINGTON HOUSE  
25 HIGH STREET, WIMBLEDON LONDON SW19 5DX**

**EXCELLENT MODERN OFFICES TO-LET  
1500sqft plus 3 CAR SPACES IN THE HEART  
OF WIMBLEDON VILLAGE**

## Location

The property is prominently situated in the heart of Wimbledon Village extremely well served with high class shops & restaurants approximately 1km from Wimbledon mainline station (2 stops from Clapham Junction and 4 stops from London Waterloo – 18 minutes journey approx) and tramlink station as well as being approximately 2.2km from the A3 which provides direct access to the M25 (junction 10) and South/Central London.

## Accommodation

These self-contained offices are situated on the 2<sup>nd</sup> floor accessed from Allington Close via an attractive modern entrance/staircase providing 1531sqft (142.3sqm) approx and benefitting from good natural light to the front and the rear, suspended ceilings with recessed lighting, fitted carpets, perimeter trunking and entry phone.

## Car Spaces

3 secure car spaces within the property's demise included in the quoted rent.

## Rent

£38,275 pax (£25psf) to include 3 on-site car spaces.

## Lease

A new full repairing and insuring lease for a term to be agreed (ideally no less than 5 years).

## Rates

£17,713.50 pa payable (billing authority Merton Council) – (rate in the pound of 48.2p)

## Service Charge

£7,636pa (year end June 2015)

## Possession

1<sup>st</sup> June 2015

## Legal Costs

Each side's legal costs to be borne by the respective parties.

[www.whitedrucebrown.com](http://www.whitedrucebrown.com)

# 020 7467 5997

Fax 020 7224 5212

## Conditions

Subject to contract

All ideas to:

Jonathan Green  
White Druce & Brown  
0207 467 5997  
Email: [jonathangreen@whitedrucebrown.com](mailto:jonathangreen@whitedrucebrown.com)

Details produced: January 2015