



Wimbledon Bridge House

1 Hartfield Road, London SW19 3RU

Exceptional fully fitted offices on the fifth floor of this landmark building
5,500 - 16,112 sq ft To Let



DESCRIPTION

Wimbledon Bridge House is a headquarters style office building arranged around a central glazed atrium on lower ground, ground and six upper floors.

The building is approached through a security reception and the offices are served by two pairs of glass wall climber lifts within the atrium as well as two further lifts. There are two sets of toilet accommodation on each floor.

- ◆ Comprehensive fit out
- ◆ High specification finishes
- ◆ Air-conditioning
- ◆ Raised access floor
- ◆ Suspended ceiling
- ◆ 5 showers
- ◆ Meeting rooms
- ◆ Large kitchen breakout
- ◆ High quality reception
- ◆ 10 car parking spaces available



ACCOMMODATION

On the 5th floor there is an impressive reception area, leading into a meeting room suite, fully glazed offices and open plan office areas. The existing fit out is of very high quality throughout. There is the potential that furniture can also be left in situ. The offices also benefit from extensive network cabling, a large kitchen/breakout area, a post room, server room, 5 showers and store rooms. The offices have wide ranging views across the surrounding area.

Net internal area	sq ft	sq m
Total	16,112	1,496.85

The floor can be split into 2 suites of 5,500 sq ft and 10,612 sq ft.

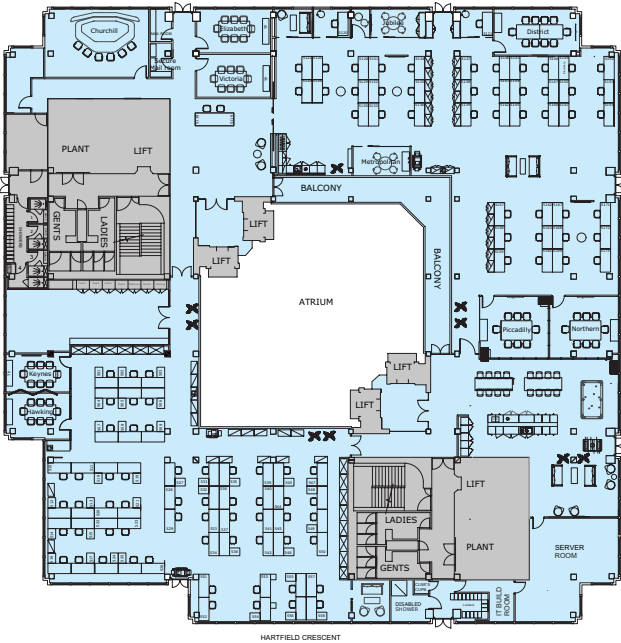
TERMS

The offices are held on a lease to March 2025. The lease is available for assignment. Subletting of the whole or part is possible.

RENT

On application.

5th FLOOR PLAN



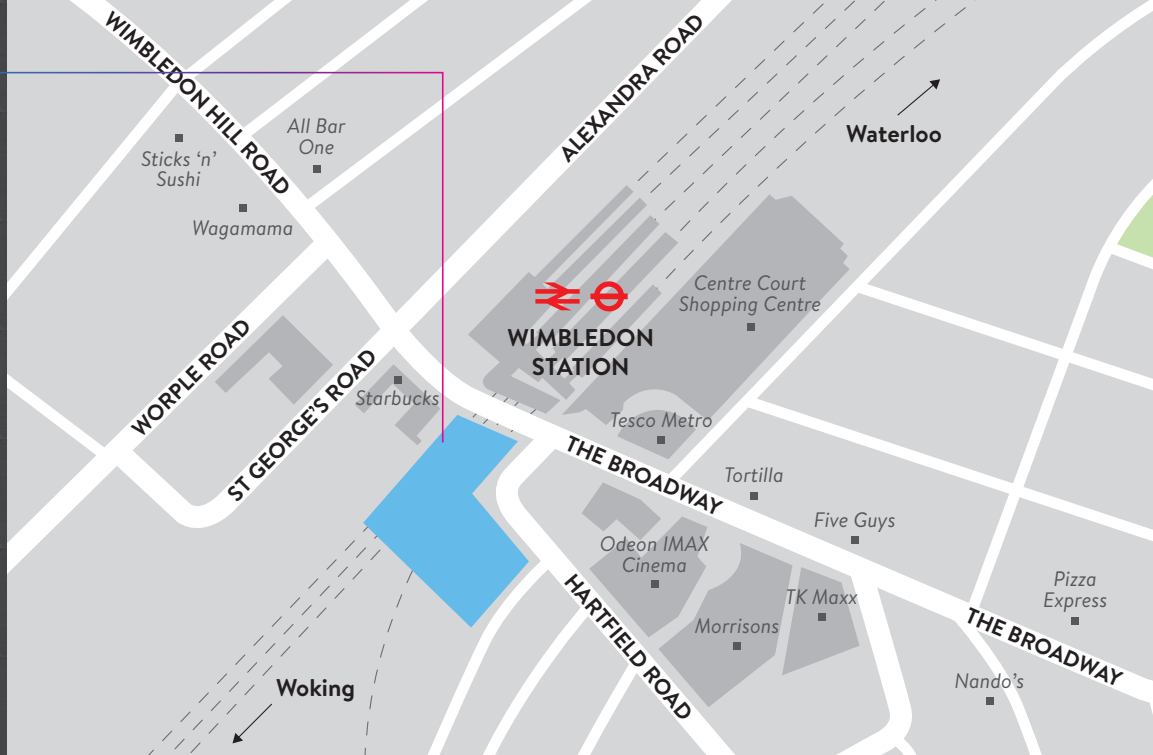
For indicative purposes only. Not to scale.

EPC

The offices have an EPC of D (94).

Wimbledon Bridge House

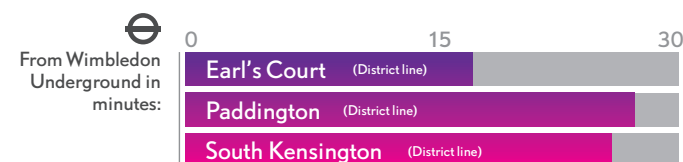
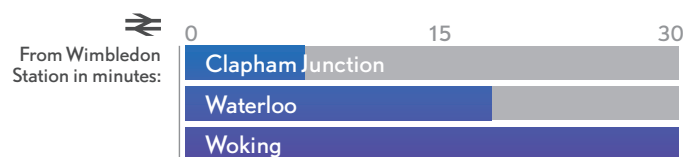
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LOCATION

Wimbledon Bridge House is very conveniently located in the centre of Wimbledon opposite Wimbledon station, which provides comprehensive communication links with National Rail (London Waterloo 17 minutes), London Underground (District Line) to central London and Tramlink services to surrounding areas.

Wimbledon offers a wide range of amenities including restaurants, shops, bars and leisure facilities.



Travel times are approximate. Sources: google.co.uk/maps, tfl.gov.uk, thetrainline.com

VAT

Rent and other charges are exclusive of VAT.

VIEWING & FURTHER INFORMATION

Please contact the sole agents.

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