



Wimbledon Bridge House

1 Hartfield Road, London SW19 3RU

Exceptional fully fitted offices on the top floor of this landmark building
10,394 sq ft (965.60 sq m) 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
- ◆ LG7 lighting
- ◆ Meeting rooms
- ◆ Two kitchen/tea points
- ◆ High quality reception
- ◆ Car parking spaces available





ACCOMMODATION

On the 6th 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, two kitchen / tea points, a post room and store rooms. Being on the top floor of the building the offices have wide ranging views across the surrounding area.

Net internal area	sq ft	sq m
Total	10,394	965.6

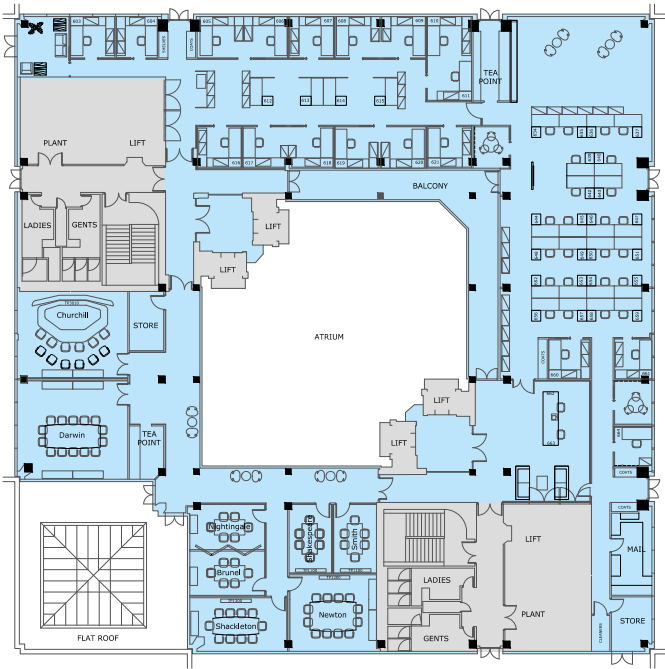
TERMS

A sub-lease is available for a term expiring March 2025, subject to an upward only rent review in March 2020.

RENT

On application.

6th FLOOR PLAN



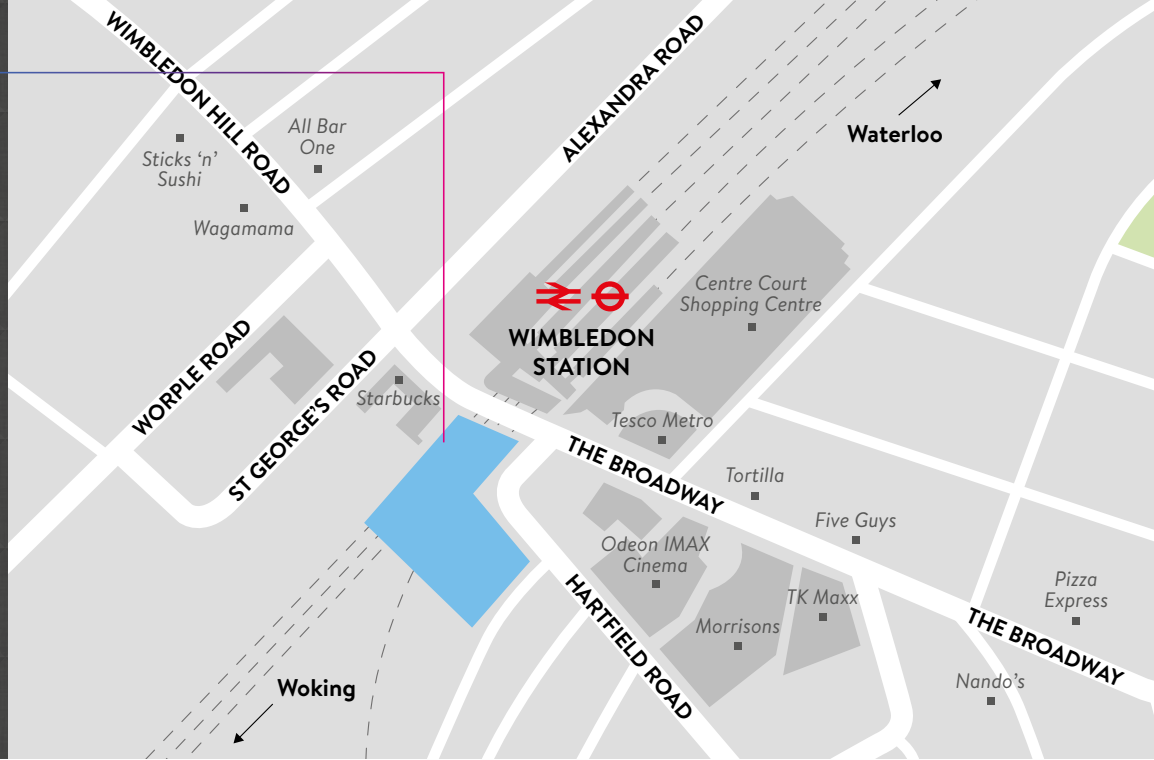
For indicative purposes only. Not to scale.

EPC

The offices have an EPC of D (94)

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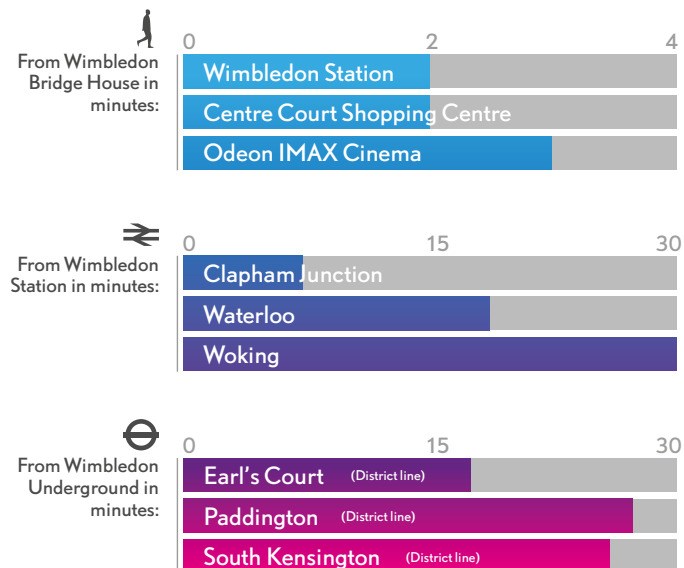
SW19 3RU



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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