



**Wimbledon**  
Offices Ltd ●●

**5<sup>th</sup> Floor East Wing**  
2360 sq ft (219 sq m)

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**TUITION HOUSE**

27-37 St. George's Road, Wimbledon,  
London, SW19 4EU

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For more info  
scan or click here:



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## DESCRIPTION

Wimbledon Offices presents our 5th-floor office suite within Tuition House. The workspace has undergone a full refurbishment and is waiting for a new tenant to add the final touches. With excellent natural light and views of the surrounding area provided by ample windows, this 5th-floor space is an ideal choice.

We encourage our incoming tenants to have their say on flooring, feature walls and services. We need your input for the final touches! Let us tailor the space for you with finishes that reflect your company image. Services such as air conditioning and perimeter power can be installed to meet your layout. We believe this approach not only helps you create an office that suits your business but also saves you money on fit-out costs.

## DEAL DIRECT

Wimbledon Offices own and manage their buildings. We do not use management agents instead; we have staff in our buildings to ensure our tenant's day-to-day needs are met promptly. We're always available to help. From discussing lease options to handling handyman tasks, we're here to make sure your needs are met promptly. We take care of everything, from collecting recycling to dealing with compliance matters such as emergency lighting and escape route checks. Plus, we can help manage your workspace, so you can focus on growing your business and delivering exceptional products and services.

Our commitment to our tenants is reflected in our long-standing relationships - the majority of our tenants have been with us for many years. We take pride in supporting them in their continued development and providing them with pleasant and enjoyable workspaces. When you choose Wimbledon Offices Ltd, you can be confident that you'll receive exceptional service and support.

**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 September 2023.

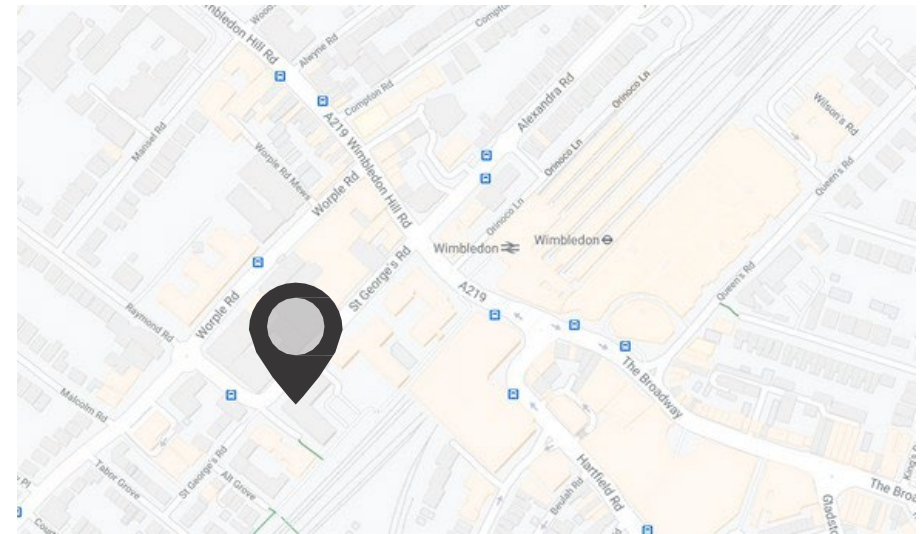
## SPECIFICATION

- Excellent natural light
- Central Wimbledon location
- On-site landlord
- Fully air-cooled/heated office suites
- LED lighting
- Meeting rooms for hire
- Showers & Lockers
- On-site parking (£1,525 per space)\*

## TENANT BENEFITS

As a member of the Tuition House community, you will also benefit from the following services:

- Meeting Room Hire with a 20% discount.
- Maintenance Services provided by our onsite staff.
- Assistance with compliance matters.



## 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

£9.30 per sq ft (Estimated)

## EPC

Rating B (42).

\*Parking is subject to availability. RPI increases. VAT is applicable to parking charges.

\*\*VAT is applicable to the Service Charge

## VIEWING

Walk-ins and pre-booked viewings.

## LANDLORD

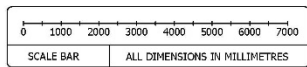
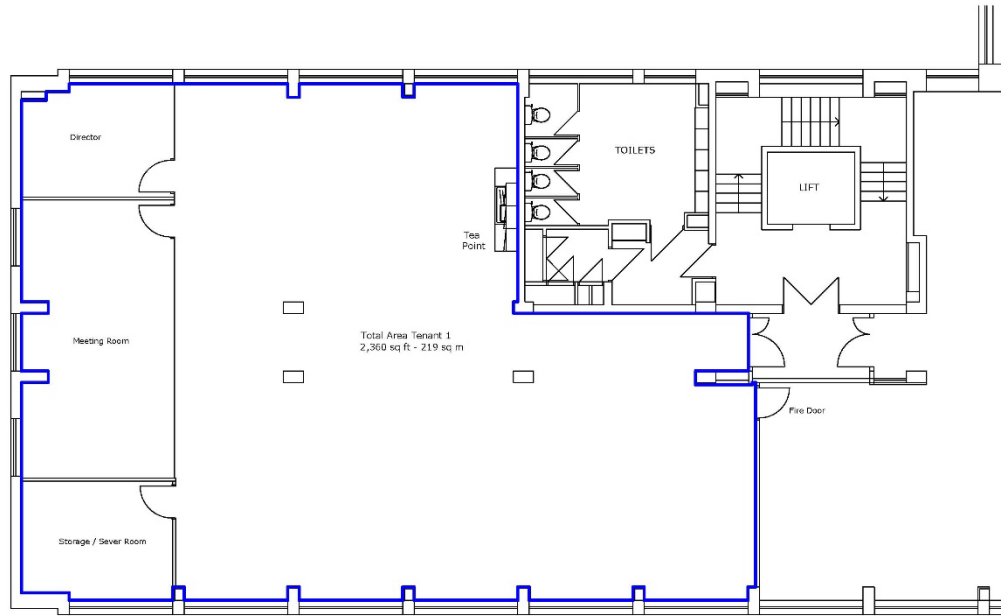
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[wimbledonoffices.co.uk](http://wimbledonoffices.co.uk)



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