



Photo of a similar office space in Tuiton House



**Wimbledon**  
Offices Ltd ●●

**2<sup>nd</sup> Floor East Wing**  
2375 sq ft (211 sq m)

---

**TUITION HOUSE**

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

---

For more info  
scan or click here:



2nd Floor East Wing 2375 sq ft (221 sq m)

## TUITION HOUSE

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

**Wimbledon**  
Offices Ltd



## DESCRIPTION

The 2nd Floor East suite at Tuition House offers 2,375 sq ft of premium office space in the heart of central Wimbledon. This expansive suite is defined by an abundance of natural light, featuring windows on three sides that create a bright and productive atmosphere.

The current layout is highly functional, comprising three dedicated meeting or office spaces, a private kitchenette and break room, and a secure server room.

The space is finished to a high specification with energy-efficient LED lighting and a modern air-conditioning system for both heating and cooling.

## 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.

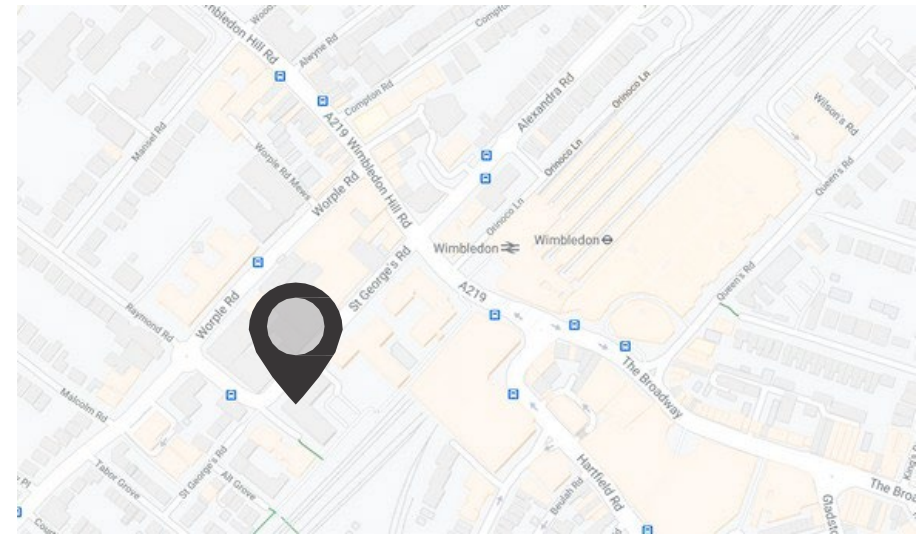
## SPECIFICATION

- 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 (£1,600 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

£8.50 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

**Wimbledon**  
Offices Ltd



+44 (0) 20 8971 4910

[info@wimbledonoffices.co.uk](mailto:info@wimbledonoffices.co.uk)

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

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

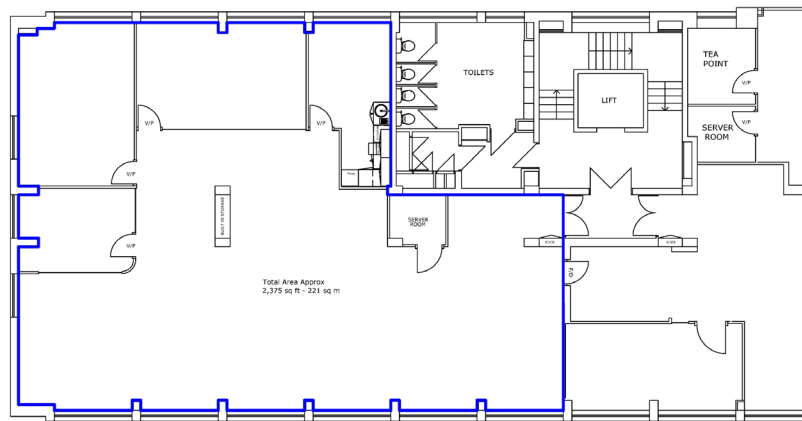
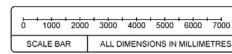
Photo of a similar office space in Tuition House



Photo of a similar office space in Tuition House



Photo of a similar office space in Tuition House



2ND FLOOR

2nd Floor East Wing  
Tuition House, 27-37 St George's Road, Wimbledon, London, SW19 4EU  
www.wimbledonoffices.co.uk

**Wimbledon**  
Offices Ltd

