

**Wimbledon**  
Offices Ltd ●●

1<sup>st</sup> Floor Francis Grove Wing  
3368 sq ft (313 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

Welcome to Tuition House, a prime location for your office needs. This modern office suite is situated on the 1st floor and boasts an open-plan layout with existing offices and meeting rooms at either end, providing ample space for your team. The suite also includes two kitchenettes and a break room, making it a convenient and comfortable workspace.

### Ready To Go

This 1st-floor workspace is well equipped with ample perimeter power and data points and a dedicated server/storeroom, which provides plug-and-play convenience, saving you time and money on office fit-out. The furniture can be included, which consists of desks, chairs and storage units.

## 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.

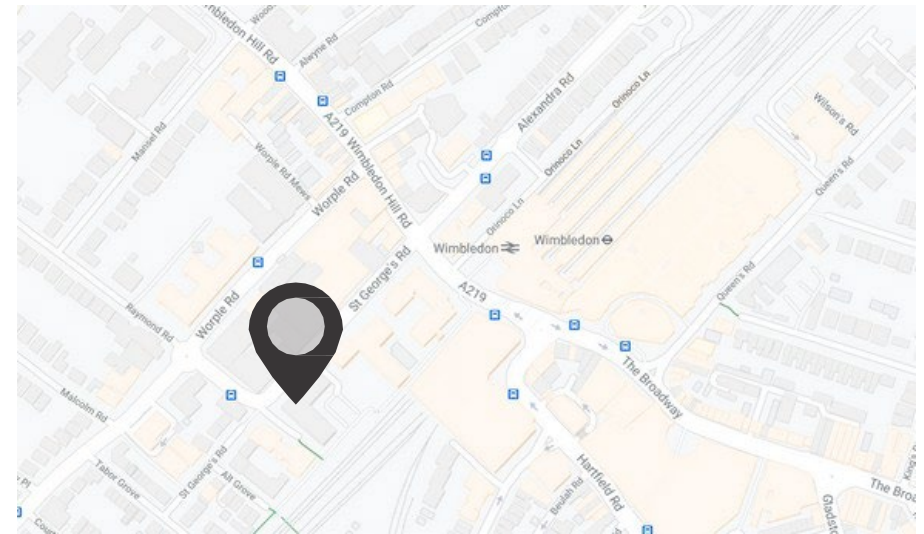
## SPECIFICATION

- 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

**Wimbledon**  
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+44 (0) 20 8971 4910

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

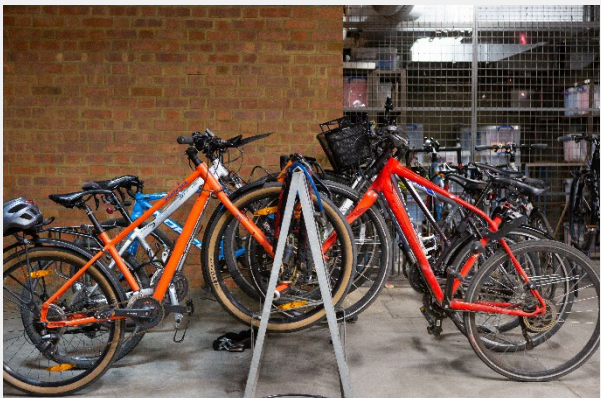
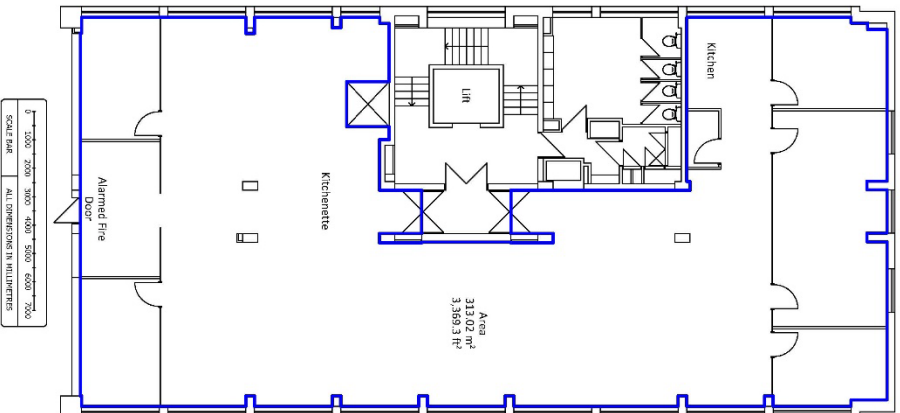
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[wimbledonoffices.co.uk](http://wimbledonoffices.co.uk)





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