

**Wimbledon**  
Offices Ltd ●●

**Suite 511 - 5<sup>th</sup> Floor**

341 sq ft (32 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 Wimbledon, an ideal location for all your office requirements. This modern office suite is situated on the 5th floor and offers excellent natural light. Recently refurbished with energy-efficient LED lighting and air conditioning, the suite provides a comfortable working environment. Enjoy cost certainty as your business grows with our all-inclusive charge, covering rent, service charge, and utilities. No hidden fees, no surprises - just a simple, hassle-free solution for your evolving business needs.

Boasting an abundance of natural light, Tuition House workspaces exude a bright and modern atmosphere. Our offices are designed with energy efficiency in mind, proudly holding a B-rated EPC certification. Equipped with state-of-the-art LED lighting and efficient air conditioning, we offer a comfortable and eco-conscious workspace for your team.

## 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.

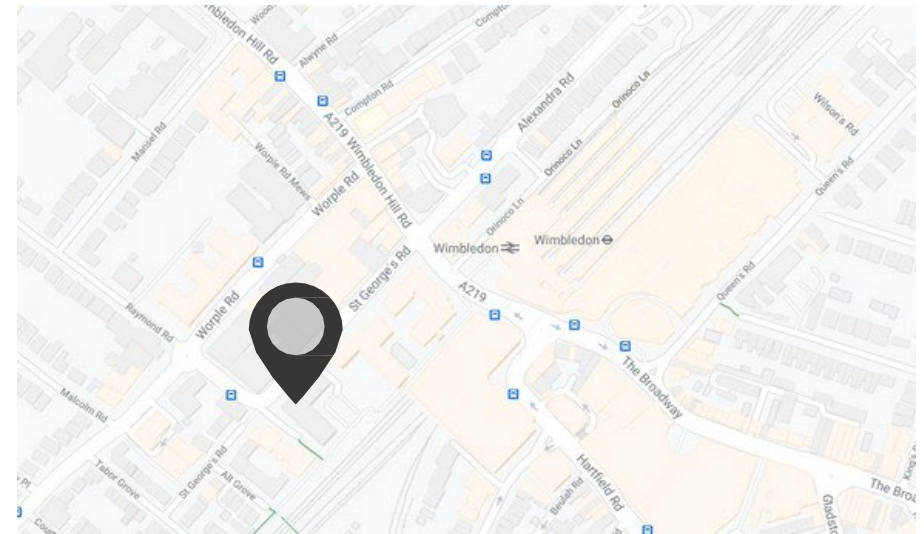
## SPECIFICATION

- 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. Rent includes service charge and utilities. VAT is applicable.

## RATES

On application.

- We strongly advise you check these figures with Merton Borough Council.

## SERVICE CHARGE

Service charge is included within the rental cost. To give you cost certainty. No surprises.

## 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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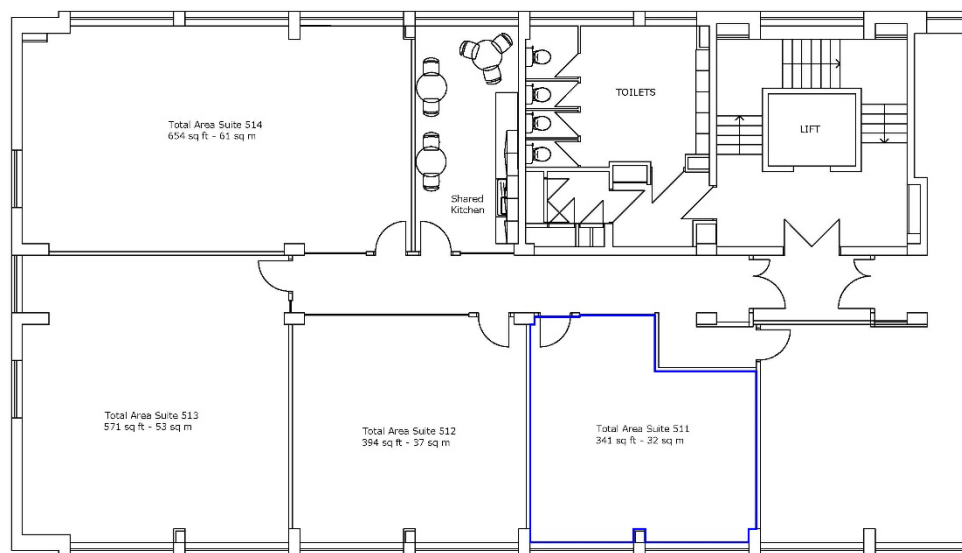
Example of our similar workspaces in Tuition House



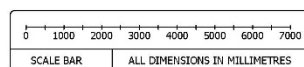
Example of our similar workspaces in Tuition House



Shared Kitchen



5TH FLOOR



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