1st and 2nd Floor
25 High Street
Wimbledon Village
SW19 5DX

1500 –to-
3,200 sq. ft.
(297.3 sq. m)



Each Floor is available to Let or assignment with car spaces

andrew scott robertson commercial

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION PLAN



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Plotted Scale - 1:5000. Paper Size – A4

LOCATION

The property is situated on the south side of the High Street at the junction with Allington Close. Wimbledon Village is one of the most sought-after locations within Southwest London surrounded by shops and restaurants. Public transport is available from both Wimbledon mainline and District line underground stations

DESCRIPTION

The accommodation is self contained and is arranged over the first and second floors of this attractive three storey period building. Both floors are mainly open plan with windows on three aspects of the property providing good natural light.

AMENITIES

- Located in centre of Wimbledon Village
- Open Plan Offices
- Air conditioning
- Swipe card and intercom entry phone system and alarm
- WC/washrooms
- Perimeter trunking
- 5 car spaces to the rear of the property with double garage Parking at £1950 per space

FLOOR AREAS

First Floor: 1,700 sq. ft. (158.0 sq. m.)
Second Floor: 1,500 sq. ft. (139.4 sq. m.)

LEASE

The accommodation is available either on a floor-by-floor arrangement by way of a sub lease outside the 54 Act or an assignment

TENURE

The offices are held on a full repairing and insuring lease for a term expiring 2034 with a rent review and break clause in June 2029

RENT

First Floor £50,000 p.a excl
Second Floor £45,000 p.a
Whole £100,000 p.a

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

EPC

Band B (31) Expires 12 January 2033.

RATES

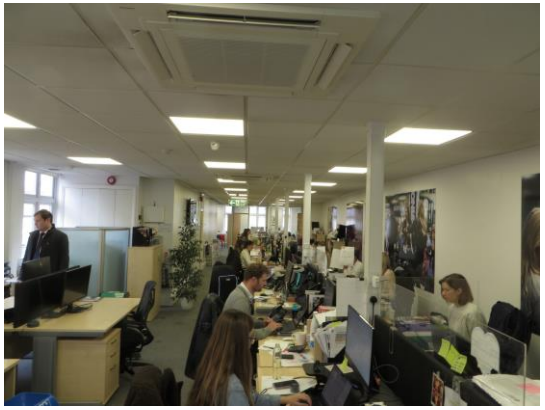
2026 List Rateable Value: £94,000
UBR 2026/27 – 0.432p in the £
Source: VOA website. To be reassessed If each floor is let separately

FLOOR PLAN

Not To Scale



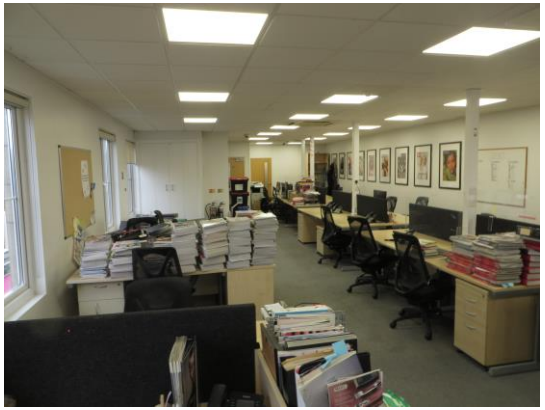
1st Floor





2nd Floor







Strictly by appointment via Letting Agents:

andrew scott robertson Commercial

Contact: **John King**

Tel: **020 8971 3800**

Email: commercial@as-r.co.uk

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Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) **VAT may be applicable.**

(ii) **the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract**

(iii) **all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;**

(iv) **no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property**

August 2026