

Grade A Class E TO LET

Suite 3, 83 Hartfield Road
Wimbledon
SW19 3ES

Now available
1,356 sq. ft.
(125.98 sq. m)

andrew scott robertson commercial

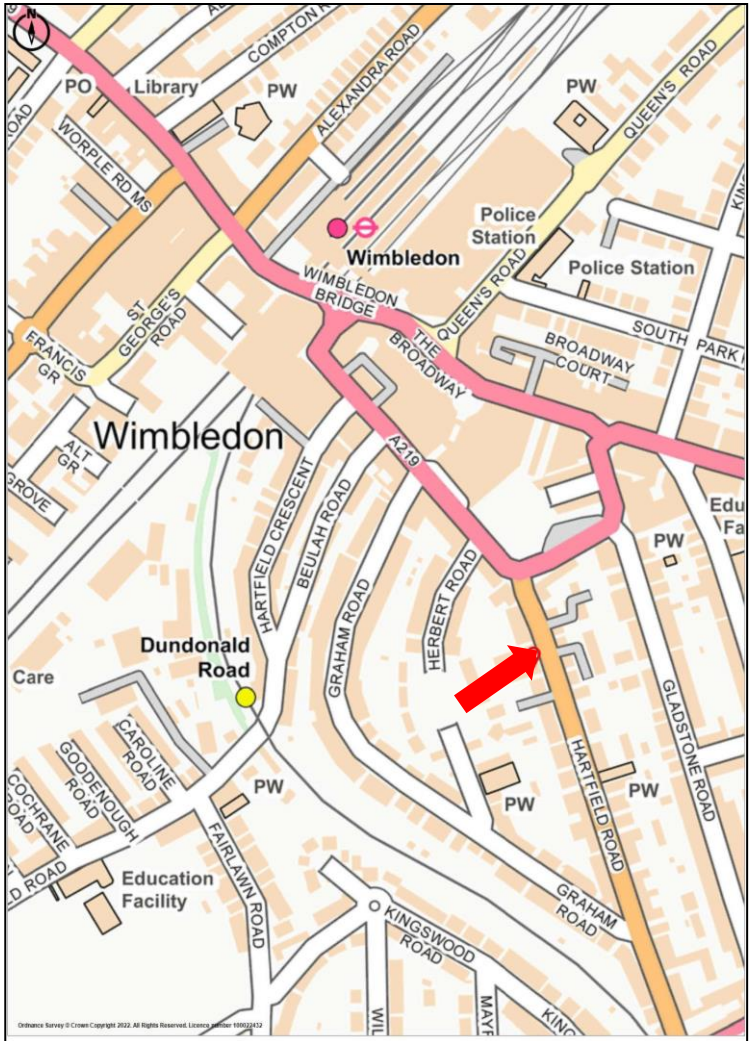
High quality open plan space with parking close to town centre

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS

LOCATION PLAN



LOCATION

Wimbledon is located in South-West London, approximately 6 miles from Central London and is exceptionally well served by road, bus and rail links. The nearby A3 links Central London with junction 10 of the M25.

The property is situated within a short walk of Wimbledon BR, Underground (District Line) and Tram station, which offers excellent communications (Waterloo approximately 12 minutes journey time). Wimbledon benefits from a wide range of amenities including bars, restaurants, banks, café and leisure facilities.

DESCRIPTION

Self-contained office constructed in 2017, providing excellent, Grade A accommodation with fully accessed raised floor and air conditioning system.

The office is open plan with single glazed meeting room, a separate kitchen/breakout area, 2 WCs per floor, lift.

AMENITIES

- 90 mm fully accessed raised floor
- VRF comfort cooling
- Thermally efficient double glazed anodised aluminium windows
- Feature ceiling raft
- Spotlights throughout
- Bolon flooring throughout
- Intruder alarm system
- Furniture available.

FLOOR AREA

Ground: 1,356 sq. ft. (125.98 sq. m.)

TENURE

Available on a new lease on terms to be agreed.

RENT

£54,240 per annum exclusive.

LEGAL COSTS

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

VAT

The property is elected for VAT.

EPC

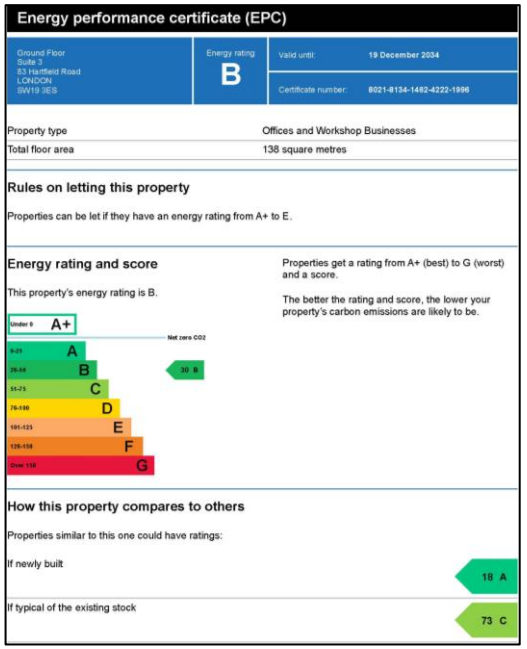
Band B (30) Expires 19 Dec 2034

RATES

2026 List rateable values
Suite 3: £57,000
UBR 2026/27 – 0.43.2 in the £
Source: VOA website.

Interested parties should make their own enquiries with Merton Council to confirm the rates payable.

EPC



Energy performance certificate (EPC)

Ground Floor
Suite 3
83 Hatfield Road
LONDON
SW19 3ES

Energy rating: B

Valid until: 19 December 2034

Certificate number: 8021-8134-1462-4222-1996

Property type	Offices and Workshop Businesses
Total floor area	138 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
30 B

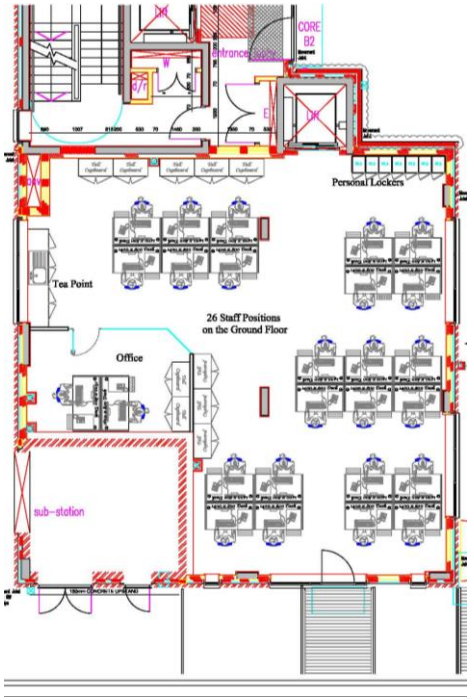
How this property compares to others

Properties similar to this one could have ratings:

If newly built: 18 A

If typical of the existing stock: 73 C

FLOOR PLAN



Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
Tel: **020 8971 3800**
Email: commercial@as-r.co.uk

andrew scott robertson commercial

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

September 2026