



Mansel Court Wimbledon

London

Rent

£ 360,000 per annum (£43.00 per sq ft).

Accommodation

Approximate net internal areas:

<u>Second Floor</u>	<u>3,500 sq ft</u>	<u>325.16 sq m</u>
<u>First Floor</u>	<u>4,879 sq ft</u>	<u>453.27 sq m</u>
Total:	8,379 sq ft	778.43 sq m

Floors are also available separately.

Tenure

Available by sublease or assignment until March 2029.

A flexible lease is also available.

Service Charge

TBC

OFFICE TO LET

Property Highlights

- 3,500, 4,879 or 8,379 sq. ft.
- Prime Wimbledon location
- Fitted Space.

Description

The offices can be found on the 1st and 2nd floor. Both offices are arranged in an open plan configuration. The space also benefits from 8 meeting rooms and a board room.

Amenities

- Air conditioning
- Fully accessible raised floor
- Security system
- Reception
- Fresh air ventilation
- DDA compliant
- Fitted Space

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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Business Rates

We are advised that rates are £99,584 pa approximately £11.88 per sq. ft payable for 2021/22.

Interested parties should make their own enquiries with Merton Council (020 8274 4901)

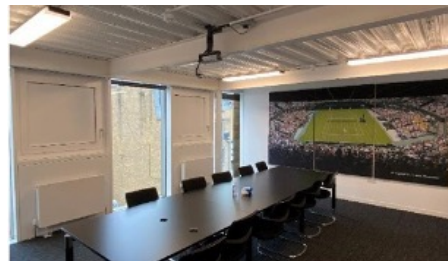
EPC

Available upon request

Location

The property is located on Mansel Road close to the junction with Wimbledon Hill Road (A219).

The building is in close proximity to Wimbledon Station (Overground and District line)



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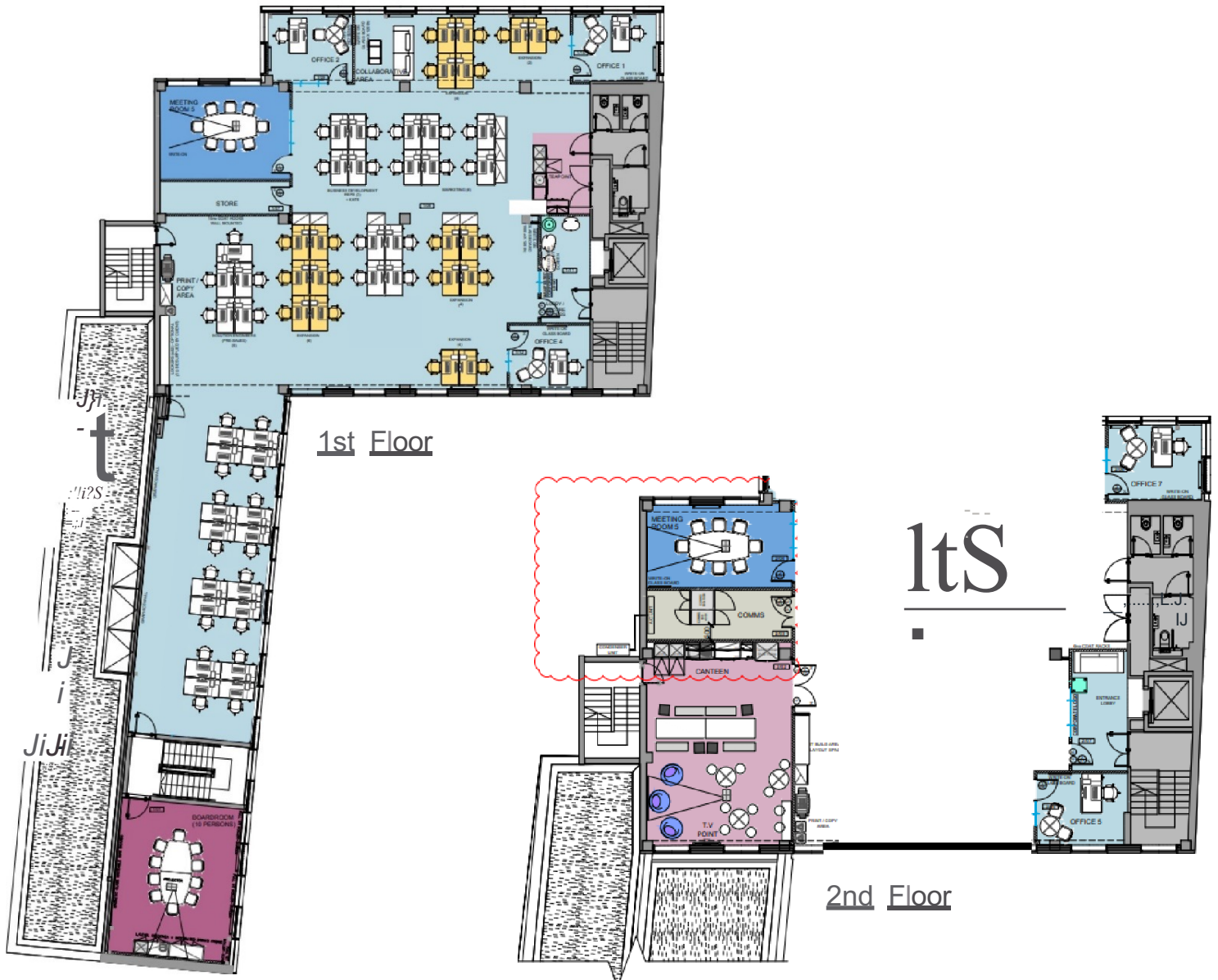
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Floor Plan



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