

OFFICE TO LET

PERIOD STYLE BUILDING

**2 ALLINGTON CLOSE**  
**WIMBLEDON VILLAGE, SW19 5AP**



**Ground Floor                      298 sq. ft.**



PROFESSIONAL PROPERTY PEOPLE



andrew scott robertson commercial is the trading name of Quinton Scott Limited.  
Registered office: 51 St Georges Road, Wimbledon, London SW19 4EA.  
Registered No: 7956401 England

## **LOCATION**

Allington Close is situated directly off the middle of the High Street, in the popular location of Wimbledon Village. Wimbledon Village is located 8 miles south of Central London. Wimbledon BR and Underground (District Line) stations are within a 10-minute walk, providing frequent services to both Victoria and Waterloo. The A3 by-pass is 3 miles away giving direct access to the M25.

## **DESCRIPTION**

A quality three-storey, period-style, self-contained office building, constructed to a high standard and recently extensively refurbished providing generous lobby reception, in a building redesigned for small office suites. The building also benefits from bike racks and 7 on-site car parking spaces.

## **SPECIFICATION**

Refurbished open-plan office space with own fitted kitchen, under-floor heating system and wall-mounted air conditioning units throughout.

## **ACCOMMODATION**

| <b>Level</b>  | <b>Right Wing Sq. Ft.</b>    | <b>Rent PA<br/>Inclusive of service charges<br/>Excluding rates</b> |
|---------------|------------------------------|---------------------------------------------------------------------|
| <i>Ground</i> | <i>Suite 1 - 298 sq. ft.</i> | <i>£20,000</i>                                                      |

## **TERM**

The suite is available on a flexible lease for a period of up to 3 years with mutual rolling break clauses after 12 months, subject to 6 months' prior written notice. The rents and service charges will be subject to R.P.I annual uplifts with a cap and collar provision between 3% and 5%. All agreements are outside the provisions of the Landlord & Tenant Act 1954 Part 2. The in-going tenant will be responsible for its own Business Rates. Rent deposit required of 3 months.

## **SERVICE CHARGES**

The service charges covered under the lease comprise power, heating, lighting, buildings insurance, building maintenance and cleaning of the common parts.

## **CAR PARKING**

1 car parking space available at £1,500 per annum.

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessors of this property whose agents they are give 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

## **EPC**

Rating B (33).

## **VAT**

VAT is applicable.

## **LEGAL COSTS**

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

## **VIEWING**

Strictly by appointment via Sole Agents  
**Andrew Scott Robertson Commercial**  
51 St Georges Road  
Wimbledon, SW19 4EA

Contact **John King / Stewart Rolfe**  
**Tel: 020 8971 3800**

Email : [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

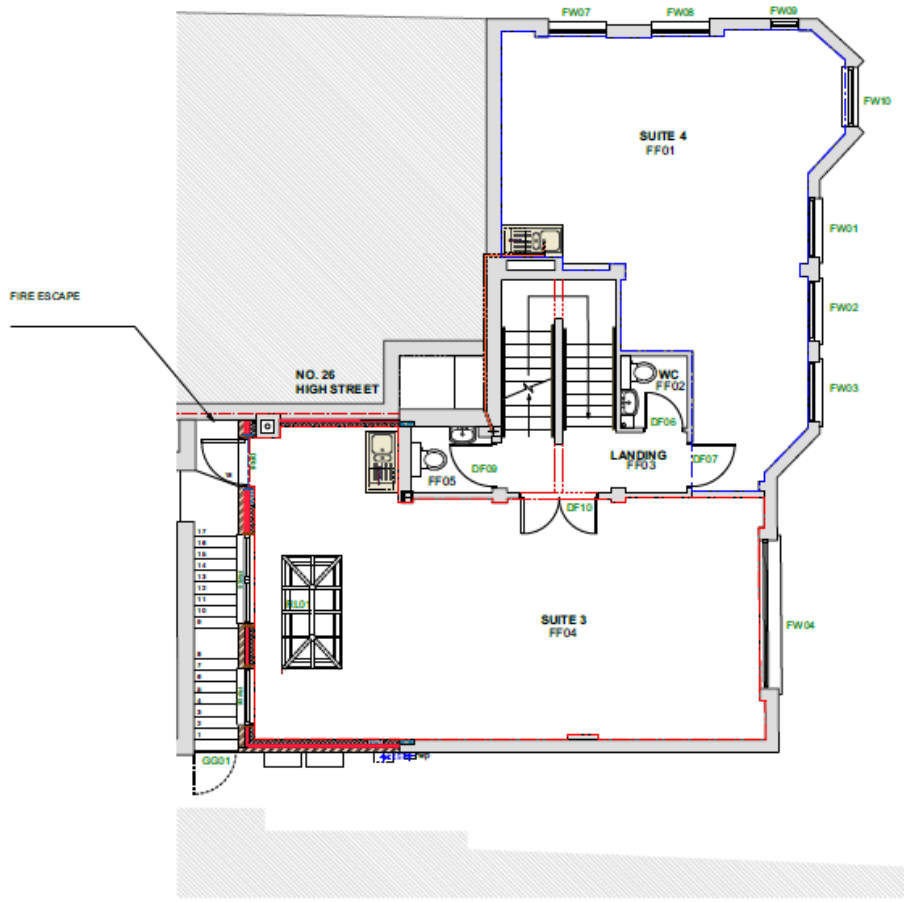
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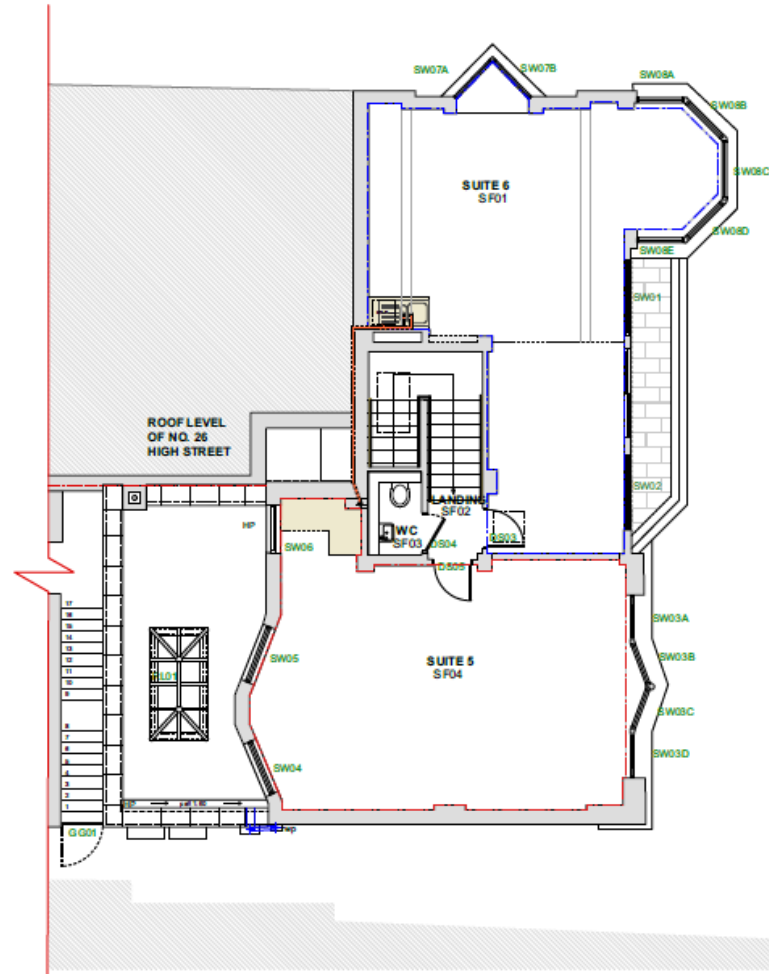
May 2026



**NOTE:**  
 ALL MEASUREMENTS TO BE CHECKED  
 IN WORKING OR BE FORK TO  
 CONSTRUCTION OR OTHERWISE  
 MATERIALS AND WORKMANSHIP.  
 ANY DISCREPANCIES MUST BE  
 REPORTED TO THE ARCHITECT  
 IMMEDIATELY.



3 PROPOSED FIRST FLOOR



3 PROPOSED SECOND FLOOR

|                                                                                                                                             |                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| NO.                                                                                                                                         | 2 Allington Close<br>London SW19 5AP      |
| DRAWN                                                                                                                                       | 15th 2ND FLOOR<br>CORNER ANCHORS - LAYOUT |
| JOB NO.                                                                                                                                     | 431                                       |
| DRAWN BY                                                                                                                                    | GA22                                      |
| REVISION                                                                                                                                    | -                                         |
| SCALE                                                                                                                                       | 1:50 @ A1                                 |
| DATE                                                                                                                                        | 09.11.2022                                |
| DRAWN BY                                                                                                                                    | BT                                        |
| CHECKED BY                                                                                                                                  | HR                                        |
| DRAWN STATUS                                                                                                                                | PRELIMINARY                               |
| <small>Do not scale this drawing.<br/>         All other data to be checked on the<br/>         Model: H:\proj\15\150222\150222.dwg</small> |                                           |

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