



HILL PLACE HOUSE

55A HIGH STREET, WIMBLEDON, LONDON SW19 5BA

RARE WIMBLEDON VILLAGE OFFICE INVESTMENT
WITH ALTERNATIVE USE POTENTIAL

CLAYSTREET

INVESTMENT SUMMARY

Rare opportunity to acquire a multi-let office in highly desirable Wimbledon Village.

- > **Highly desirable** location overlooking Wimbledon Common.
- > Let to **resilient** local and national businesses.
- > The building provides **13,703 sq ft NIA (1,273.05 sq m)** of office accommodation over ground and four upper floors.
- > **Strong covenant mix** with 52% of income received from CreditSafe 'A' tenants.
- > The leases provide a weighted average unexpired lease term of **3.5 years** to break options and **4.9 years** to expiries.
- > Total passing rent of **£528,530 per annum**.
- > The office rents reflect a **low £37.77 per sq ft**, providing an opportunity for future rental growth.
- > Common parts **fully refurbished** in 2020.
- > **Strong residential underpin**, providing an opportunity for longer term conversion and additional development, STP.
- > **Attractive EPC rating of B-44** providing ESG resilience to MEES regulations.
- > The building benefits from a BREEAM In-Use **'Very Good' rating**, certified in 2024.
- > **Secure car park** providing 33 spaces reflecting an **excellent ratio of 1:415** to the office accommodation, unique to Wimbledon Village.
- > Offers are invited in excess of **£7,000,000** subject to contract and exclusive of VAT.
- > A purchase at this level would reflect a **Net Initial Yield of 7.10%**, after allowing for purchaser's costs of 6.65%, reflecting a low overall capital value figure of **£510 per sq ft**.



HILL
PLACE
HOUSE

OFFERS IN EXCESS OF

£7,000,000

NET INITIAL YIELD

7.10%

CAPITAL VALUE

£510 PSF

WIMBLEDON

Hill Place House is located in a highly sought-after location in the chic district of Wimbledon Village, an area renowned for its thriving independent boutiques and prosperous residential reputation.

Wimbledon is a well-established commercial hub, attracting a diverse range of businesses across various industries.

The area boasts a rich tapestry of amenities, including renowned restaurants, cafes, and high-end retail establishments, all within close proximity to Hill Place House.

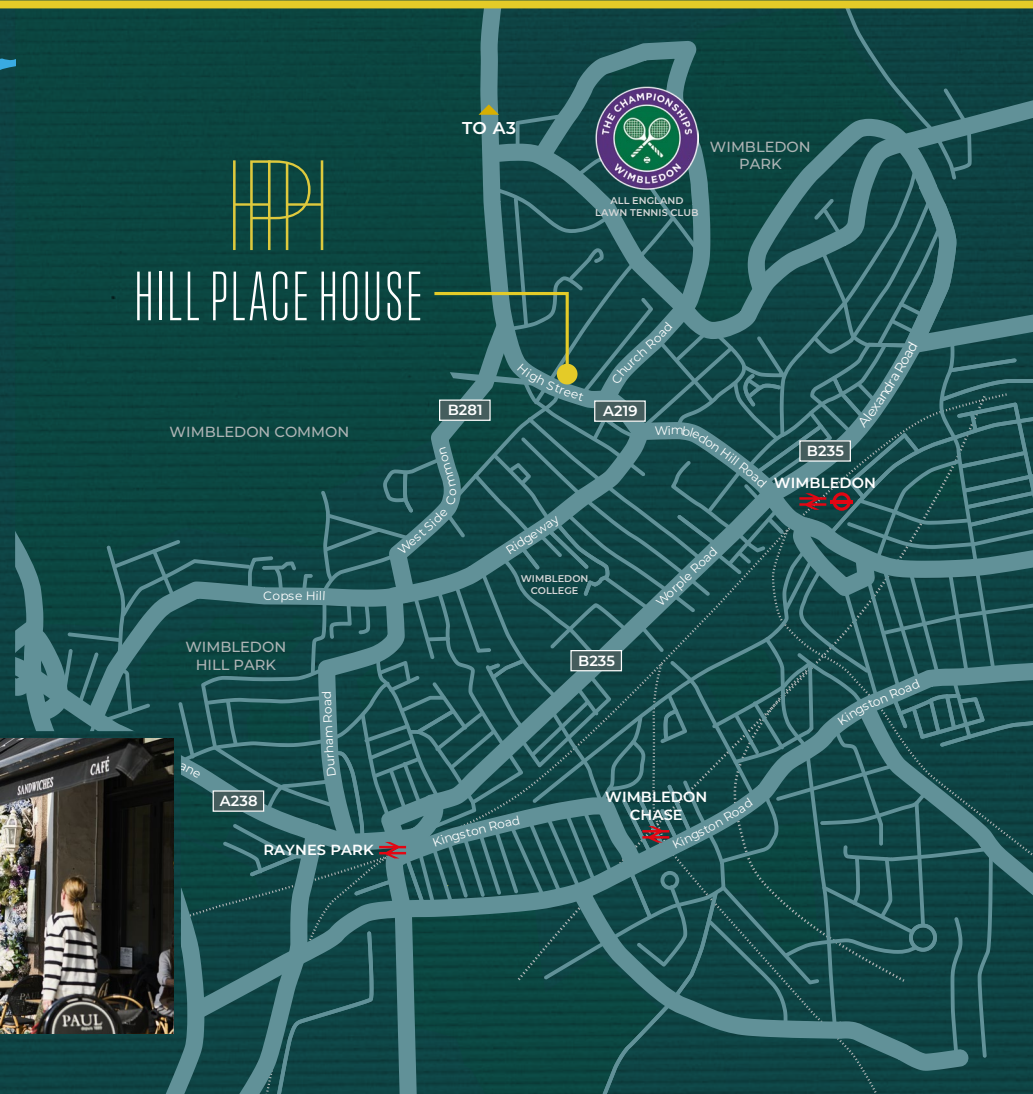
Situated prominently on the corner of Wimbledon High

Street and Marryat Road, the property benefits from excellent visibility and accessibility to Wimbledon Common.

Hill Place House is ideally situated near prominent landmarks, such as the iconic All England Lawn Tennis Club, home to the renowned Wimbledon Championships.



HILL PLACE HOUSE



CONNECTIVITY

Transport links in the vicinity are excellent, further enhancing the location's appeal.



NATIONAL RAIL



LONDON UNDERGROUND DISTRICT LINE



LONDON TRAMLINK EAST TO WEST



Wimbledon station is within walking distance, offering easy access to central London and key destinations.

Rail links from the town centre connect to Clapham Junction, Central London, and the South East with trains every 2-3 minutes, reaching London Waterloo in 17 minutes.

The Thameslink line also connects Wimbledon to London St Pancras and Luton. The District line provides direct Underground services to Victoria, Paddington, and East London.

Tramlink offers a West-East route to Mitcham Junction, East Croydon, and Beckenham.

Wimbledon benefits from good road connectivity to London and the M25 motorway via the A3 and the A24.

ON FOOT

WALKING TIME

Wimbledon Common	1 min
Centre of Wimbledon Village	5 min
All England Lawn Tennis Club	11 min
Wimbledon Tramlink Stop	14 min
Wimbledon Underground Station	17 min

BY CAR

TRAVEL TIME

A3 (Tibbet's Corner)	9 min
M25 (Junction 9)	29 min
Putney Bridge	17 min
Westminster	45 min
City of London	59 min

ALL ENGLAND LAWN TENNIS CLUB

WEST END

CITY OF LONDON

CANARY WHARF



HPH
HILL PLACE HOUSE

WIMBLEDON
COMMON

MARRYAT ROAD

WIMBLEDON HIGH STREET

DEMOGRAPHICS & CATCHMENT

Wimbledon's total population is 160,585 and spans diverse age ranges encompassing a dynamic mix of youthful professionals, families seeking comfortable living, and long-term residents.

The area provides a lively atmosphere that caters to the aspirations of professionals and the requirements of families, ensuring a high-quality lifestyle and access to revered educational facilities.

Locals tend to hail from elevated socioeconomic standing, the demographic composition significantly contributes to fostering a thriving and flourishing business and residential enclave.



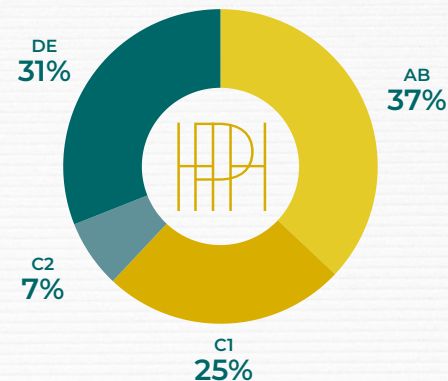
Population
160,585
Households
65,044
Workforce
68,927

Finance & Real Estate jobs dominate, accounting for nearly 30% of all employment roles. This is 18% above the national average.

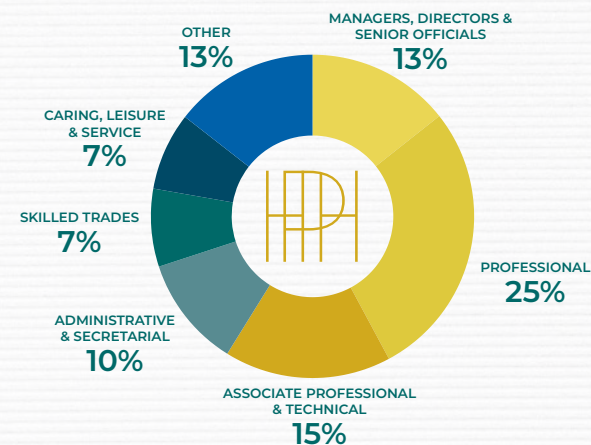
Managers & Senior Officials account for 13% of all occupations in the area, 3% above the national average

Younger employees, aged 25-34 account for 26% of the workforce, 17% above the national average.

DEMOGRAPHICS BY SOCIAL GRADE



DEMOGRAPHICS BY OCCUPATION



DESCRIPTION

Hill Place House was built in 1986 with a subsequent extension of the Octagon in 1999. The common parts were fully refurbished in 2020.

The main building is constructed of cast in-situ reinforced concrete frame to second floor. The third floor mansard roof is of steel framed structure and provides excellent, two sided light and unparalleled views across the common.

The building benefits from highly attractive floor plates, particularly suited for SMEs. The vast majority of office accommodation in Wimbledon Village does not cater for 2,000 sq ft floor plates and has walk-up, above retail access.

The property was developed in conjunction with the adjoining Boleyn Lodge, which consists of

8 residential flats (not forming part of the subject property).

The Octagonal 1999 extension comprises of cast in-situ concrete slab at ground level, masonry cavity wall elevations and a suspended timber first floor.

The excellent parking ratio of 1:415 is unique for Wimbledon village.



**DOUBLE GLAZED PPC COATED
ALUMINIUM WINDOWS,
ROOFLIGHTS AND DOORS**



**DOUBLE GLAZED SOFTWOOD
SASH WINDOWS IN OCTAGON**



**RAISED FLOORS &
SUSPENDED CEILINGS**



**COMMUNAL
ENTRANCE LOBBY**



**MALE & FEMALE
WC'S**



**SECURE CAR PARK
WITH RATIO OF 1:415**



CYCLE STORAGE



SHOWER FACILITIES



SECURITY GATES





COMMON PARTS ENTRANCE



GROUND FLOOR - ABSOLUTE MARKETING



2ND FLOOR EAST - SE LABS



1ST FLOOR - SPACE MADE GROUP

ACCOMMODATION

The property has been measured by Hollis in accordance with The Code of Measuring Practice (6th Edition, 2007) and IPMS 3-Office as set out in the IPMS Standards, RICS Property Measurement (2nd Edition 2018). A copy of their fully assignable report can be accessed on request via the data room.

The total GIA is 24,524 sq ft (2,278.40 sq m), a full breakdown is provided in the measured survey.

FLOOR		NIA SQ FT	NIA SQ M
Octagon:	Ground & 1st Floor	1,761	163.60
Main Building:	Ground	1,187	110.28
	1st Floor	3,589	333.43
	2nd Floor East	2,242	208.29
	2nd Floor West	1,321	122.73
	3rd Floor East	2,116	196.58
	3rd Floor West	872	81.01
	4th Floor	615	57.14
		13,703	1,273.05



OCTAGON 1ST FLOOR - PRE SYSTECH LETTING



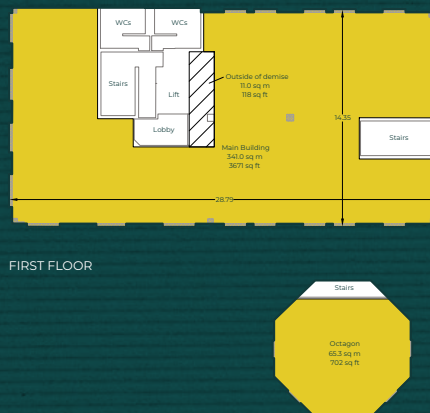
CYCLE STORAGE



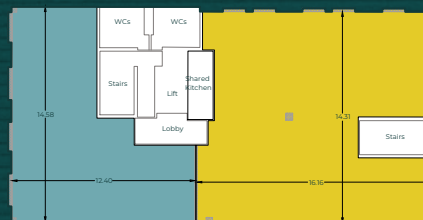
REAR CAR PARK



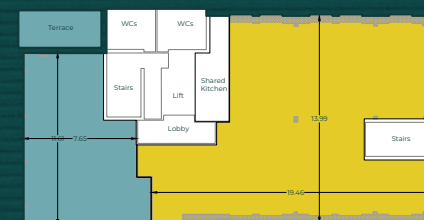
GROUND FLOOR



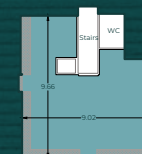
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

PLANNING

The current Permitted Use is Class B1 - offices of the Town & Country Planning (Use Classes) Order 1987 now within Use Class E, Commercial, Business and Service (1st September 2020).

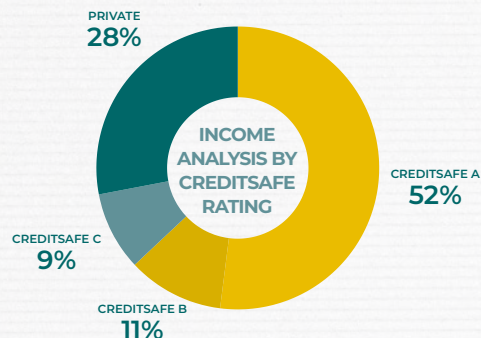
TENURE

The property is held free hold under title number SGL643461.

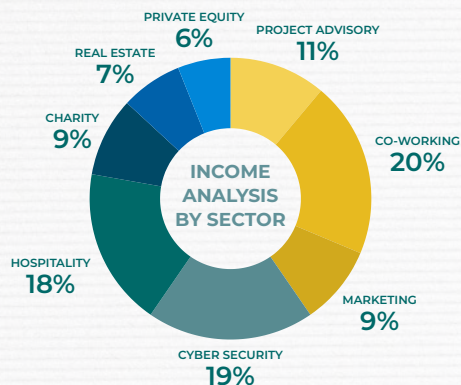
TENANCY SCHEDULE

SUITE	TENANT	NIA SQ FT	LEASE START	RENT REVIEW	BREAK	EXPIRY	RENT PA	RENT PSF	L&T 1954 ACT	COMMENTS
Octagon										
Ground & 1st Floor	Systemch International Limited	1,761	26/02/2025	26/02/2030	25/02/2030	25/02/2040	£60,000	£34.07	Inside	3 months rent free from term start, additional 3 months if 2030 break not actioned. Rent reviews linked to RPI with 3% cap and 0% collar. Tenant breaks on 9 months notice. Second break date: 25/02/2035. S/C cap of £7,225 pa.
Main Building										
Ground	Absolute Marketing & Distribution Limited	1,187	25/10/2018	-	-	31/12/2028	£47,000	£39.60	Outside	Lease assignment to group company pending. S/C Cap £14,118 pa. Right to use 4 CP spaces.
1st Floor	Space Made Group Limited	3,589	09/09/2021	-	See comments	08/09/2027	£104,000	£28.98	Outside	Operational Management Agreement (OMA). Rent is reflective of actual income to Landlord based on 2025 projections. OMA can be broken if KPI's are not met. Informal use of 3 CP spaces.
2nd Floor East	SE Labs Limited	2,242	03/05/2019	-	-	02/05/2029	£100,380	£44.77	Outside	Rent deposit held. Right to use 4 CP spaces.
2nd Floor West	Cristina Alicia Taylor t/a The Taylor Family Foundation	1,321	01/01/2019	-	-	31/12/2028	£49,500	£37.47	Outside	Right to use 4 CP spaces.
3rd Floor East	Aspria Holdings BV	2,116	10/07/2018	-	01/01/2027	31/12/2028	£90,000	£42.53	Outside	Tenant break on 6 months notice, break penalty of 2.5 months rent. S/C Cap £27,225 pa. Right to use 5 CP spaces.
3rd Floor West	Q Developments Limited	872	06/01/2022	-	-	05/02/2027	£36,750	£42.14	Outside	S/C cap of £10 psf. Right to use 1 CP space.
4th Floor	EE Private Capital Limited	615	28/09/2020	-	-	27/09/2030	£30,000	£48.78	Outside	5 year reversionary lease from 29/09/2025. Right to use 2 CP spaces.
Parking										
	Q Developments Limited		06/01/2022	-	-	05/02/2027	£250	-	-	Additional 1 CP space.
	Aspria Holdings BV		01/01/2024	-	Mutual rolling	31/12/2028	£6,000	-	-	Break on 1 months notice. Additional 3 CP spaces.
	Absolute Marketing & Distribution Limited		01/01/2024	-	LL rolling	31/12/2028	£2,400	-	-	Break on 6 months notice. Additional 2 CP spaces
	EE Private Capital Limited		08/04/2022	-	-	27/09/2025	£2,250	-	-	Tenant able to use space under reversionary lease. Additional 1 CP space.
TOTAL		13,703					£528,530	£37.77		

COVENANT INFORMATION



Strong income profile by tenant covenants.



Diverse range of occupiers by sector with a large proportion deriving from professional services.

SYSTECH SYSTECH INTERNATIONAL LIMITED (904091058)

Systech is a trusted provider of single-source solutions over full project lifespans and deliver services from bid to handover from offices across Europe, the Middle East and Africa, Asia Pacific and the Americas. Systech operate in multiple jurisdictions in both civil and common law systems, and work alongside claims consultants, forensic delay and quantum analysts and experts to offer a comprehensive global dispute resolution service from a single business.

SE LABS SE LABS LIMITED (09688006)

SE Labs is a leading cybersecurity research and testing organization that specializes in assessing the effectiveness of security products and solutions. Their team of expert analysts meticulously evaluates antivirus software, endpoint protection, threat intelligence, and other security technologies, providing unbiased insights to businesses and consumers.

THE TAYLOR FAMILY FOUNDATION

The Taylor Family Foundation is a philanthropic organization committed to making a positive impact on society. They support and fund charitable initiatives across diverse causes, ranging from education and healthcare to community development and environmental conservation.

absolute: ABSOLUTE MARKETING AND DISTRIBUTION LIMITED (03505185)

The Label Services Business

Absolute Label Services, headquartered at Hill Place, is an innovative music label services company with a strong focus on empowering independent artists and musicians. They offer a comprehensive range of services, including digital distribution, marketing, licensing, and rights management, enabling artists to reach a global audience and unleash their creative potential.

Q DEVELOPMENTS Q DEVELOPMENTS LIMITED (01141144)

Q Developments Ltd is a prominent real estate development company known for crafting exceptional and sustainable spaces. Specializing in residential, commercial, and mixed-use projects, their experienced team of architects, designers, and construction experts collaborates seamlessly to deliver cutting-edge developments that harmonize with their surroundings.

ASPRIA ASPRIA HOLDINGS BV

Aspria Holdings BV is a premier provider of luxury wellness and lifestyle experiences. Dedicated to enhancing physical and mental well-being, Aspria offers a range of high-end facilities, including fitness centres, spa retreats, and sports clubs.

OCCUPATIONAL MARKET

Limited availability of high-quality office space in Southwest London has prompted occupiers to explore options in Putney, Wimbledon, and Richmond.

These locations offer favourable conditions for businesses, including an affluent local catchment area, excellent transportation links (train, tube, and car), and a wide range of amenities and green spaces.

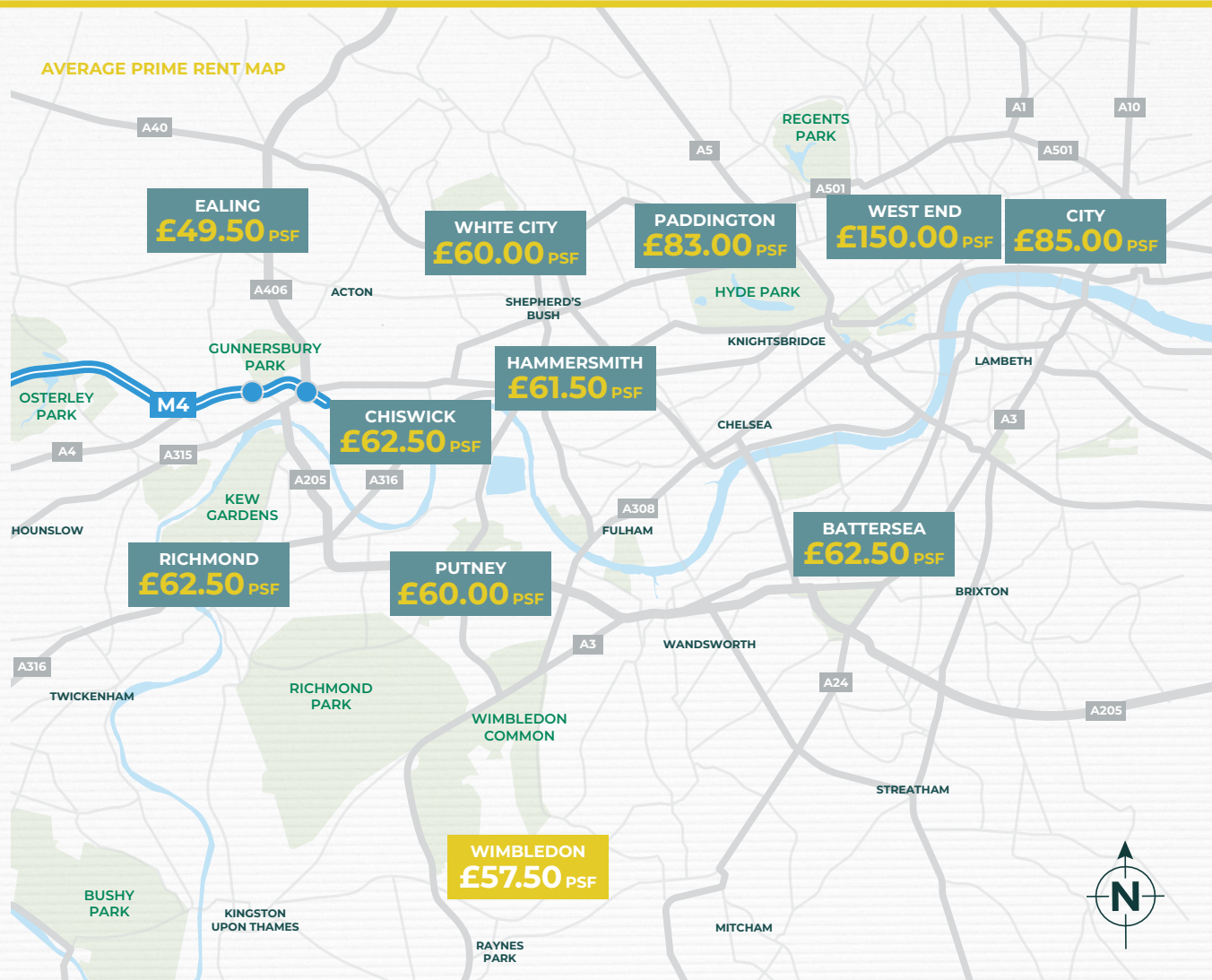
INVESTMENT MARKET

The shift towards flexible working patterns has greatly benefitted the markets situated outside of city centres. Employers keen to offer flexible working patterns have enabled companies to look further afield from large inner city hubs.

This change in dynamic has provided a lift to investor confidence in the sector. As such, there has been increased interest for office investments and there are growing requirements for best in class and well-located offices with stable income and a longer term underpin for alternative use.

Investors are finding new ways to innovate and capture value. To this effect, huge opportunity exists to deliver workspaces that occupiers desire and are willing to pay a premium for.

This increased appetite has been further supported by the continuing supply and demand imbalance in the occupational markets, with low levels of supply due to a lack of development finance, constrained development pipeline and the increasing impact of permitted development.



RESIDENTIAL MARKET COMMENTARY

Wimbledon offers prospective buyers the opportunity for a balanced and pleasant lifestyle, especially in Wimbledon Village, situated at the top of Wimbledon Hill.

Wimbledon Village's appeal lies within its variety of unique shops, independent cafés, and welcoming pubs. Families looking for more space, individuals seeking a smaller home, and empty nesters alike appreciate the village's peaceful atmosphere.

The close-knit community offers a sense of rural charm, while its convenient location near the capital ensures easy access to the city.

Wimbledon's attractive lifestyle continues to draw buyers, contributing to its consistent market demand.

Between March 2020 and mid-2023 Wimbledon's prime property values increased by 11.6%, whereas prime London as a whole experienced a 4% rise during the same timeframe (Savills).

Furthermore, rental values within this picturesque enclave have consistently increased, showcasing an annual growth rate of 5.2% averaging £2,500 pcm (Hamptons).

The property sits within the Wimbledon Village Conservation Area, is not locally listed and is not restricted by an Article 4 direction.



In Wimbledon Village, sales are achieving between £900 - £1,100 psf for 2 & 3 bed flats.



FURTHER INFO & PROPOSAL

SURVEYS

Colliers have provided a building survey report, building services report and Phase 1 Environmental Report to support the sale.

- > The building report concludes that the property is not affected by any defects or issues relating to the structure of the property.

Hollis have produced a measured survey report to support the sale.

Full copies of the assignable Building and Measured survey reports can be accessed on the data site, access details can be provided on request.

ESG

The property benefits from an Energy Performance Certificate (EPC) rating of B – 44 expiring March 2033.

The certificate and recommendation report is available upon request.

The building benefits from BREEAM In-Use 'Very Good' rating, certified in 2024.

SERVICE CHARGE

Full details of the service charge are available upon request.

VAT

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is anticipated that the sale will be structured as a Transfer of a Going Concern.

ANTI-MONEY LAUNDERING / KYC

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to satisfy both the Vendors and Clay Street's AML requirements.

PROPOSAL

We are inviting offers in excess of **£7,000,000** subject to contract and exclusive of VAT. A purchase at this level would reflect a **Net Initial Yield of 7.10%** allowing for purchaser's costs of 6.65%.

This reflects a low capital value figure of £510 per sq ft.

DATA ROOM

Further information to support the sale can be found in the secure data site, access details can be provided upon request.

OFFERS IN EXCESS OF

£7,000,000

NET INITIAL YIELD

7.10%

CAPITAL VALUE

£510 PSF

Should you require further information or would like to arrange a viewing, please contact:

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CLAYSTREET

www.claystreet.co.uk



IMPORTANT INFORMATION:

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3. The photographs show only certain parts of the property at the time they were taken. Any areas measurements or distances given are approximate only.
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