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# STERLING HOUSE

6-10 ST GEORGE'S ROAD | WIMBLEDON | SW19 4DP



A new high quality air conditioned office building

Available from 3,603 – 10,864 sq ft  
(335 – 1,008 sq m)

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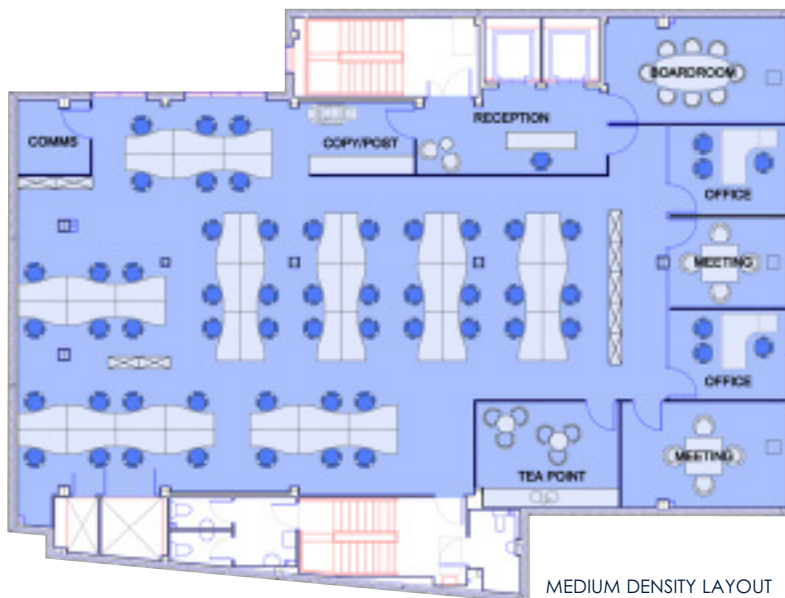
## DESCRIPTION

Sterling House is a newly constructed 6 storey grade A office building, with retail provision on the ground floor.

## SPECIFICATION

- Air conditioning
- Solar reflective double glazed curtain-wall
- 2 x passenger lift (8 person capacity per lift)
- Suspended ceilings
- LG3 lighting
- Full accessed raised floors (150mm)
- WC's throughout
- DDA compliant





#### MEDIUM DENSITY

Workstations:	50
Reception:	1
Cellular Offices:	2
Meeting/Boardrooms:	3
Teapoint/Breakout:	1
Comms Room:	1
Post/Copy Room:	1
Filing Store:	9
<b>TOTAL HEADCOUNT:</b>	<b>53</b>

Net Internal Area: 344 sq m  
 (Approximate) (3,703 sq ft)  
 Density Ratio: 69 sq ft./person

#### FLOOR AREAS

Fifth floor (offices)		LET
Fourth floor (offices)		LET
Third floor (offices)	3,622 sq ft	337 sq m
Second floor (offices)	3,621 sq ft	336 sq m
First floor (offices)	3,603 sq ft	335 sq m
Ground floor (retail)		LET
<b>TOTAL</b>	<b>10,846 sq ft</b>	<b>1,008 sq m</b>

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## LOCATION

Sterling House is situated on St George's Road, close to the intersection between Wimbledon Hill Road and Wimbledon Broadway.

The property is in an excellent town centre location, diagonally opposite Wimbledon Station, which provides mainline trains to Waterloo and District Line services. In addition, there is a Tramlink service, which provides easy access to Croydon and beyond.

The area is served by a number of popular restaurants, together with shopping and banking facilities at Wimbledon Broadway.

The town is close to the A3, which provides access to Central London, located 9 miles to the north east. Junction 10 of the M25 is approximately 15 miles to the south west.



## COMMUNICATIONS

Rail	
Clapham Junction	7 mins
Waterloo	17 mins
Victoria	24 mins
Heathrow	50 mins
Gatwick	40 mins
Bank (City)	30 mins
Canary Wharf	40 mins
Croydon	40 mins

Road	
A3 M25/J10	19 mins
M3 M25/J12	26 mins
M4 M25/J15	30 mins

Source: TFL/Network Rail

## LOCAL OCCUPIERS

- Unibet
- Coty UK (cosmetics)
- Heineken
- Lidl
- GMB
- Moet & Chandon
- Eidos Plc
- Hyatt Hotels
- HSBC
- Capital Group

RENT  
On application

TERMS  
The property is available on a floor by floor basis by way of a new FRI lease direct from the Landlord for a term to be agreed.



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VIEWING  
For further information contact Sole Agents:



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