

TO LET 2nd & 3rd Floor Offices

William House

8-12 Worples Road, London, SW19 4DD

Key information

- ❑ Prominent location
- ❑ Immediate access to Town Centre amenities
- ❑ Close to Wimbledon Rail Station
- ❑ £30 per sq ft
- ❑ Size – 8,746 sq ft

Contact

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com



Location

William House provides office space in the heart of Wimbledon town centre which is an increasingly popular business location.

The area benefits from excellent public transport connections with the rail station being on the main line network (SWR) which provides regular services to Waterloo, Surbiton, Woking and Guildford. It's also on the London Underground (District Line) in addition to the London Trams meaning there is easy access to central and greater London. The A3 provides easy access to M25 Junction 10 whilst the M4 is 9 miles to the north.

Wimbledon has a strong amenity offer with a variety of cafes, restaurants, shops and leisure facilities. Nearby occupiers include **Sainsbury's, Elys of Wimbledon Department Store, Anytime Fitness, Natwest and HSBC.**

Accommodation

The property is arranged across the second and third floors of William House. The approximate floor areas are as follows:-

	Sq m	Sq ft
2 nd Floor	406.2	4,373
3 rd Floor	TBC – similar to 2 nd floor	
Total	TBC	TBC

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – C. A certificate can be made available.

Planning

The property benefits from use class B1 of the Town and Country planning (Use Classes) Order 1987.

Terms

The space is available by way of a new lease for a term to be agreed.

Tenure

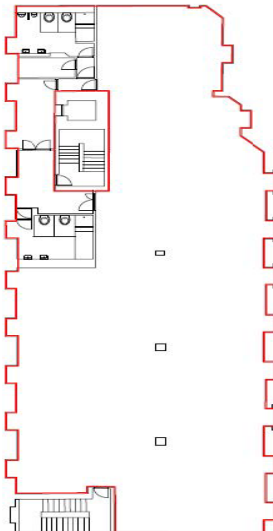
Quoting Rent £30 per sq ft.

Service Charge

£43,301.47 payable for 2023/24 (3rd Floor)

£43,222.54 payable for 2023/24 (2nd Floor)

2nd Floor Plan



Legal Costs

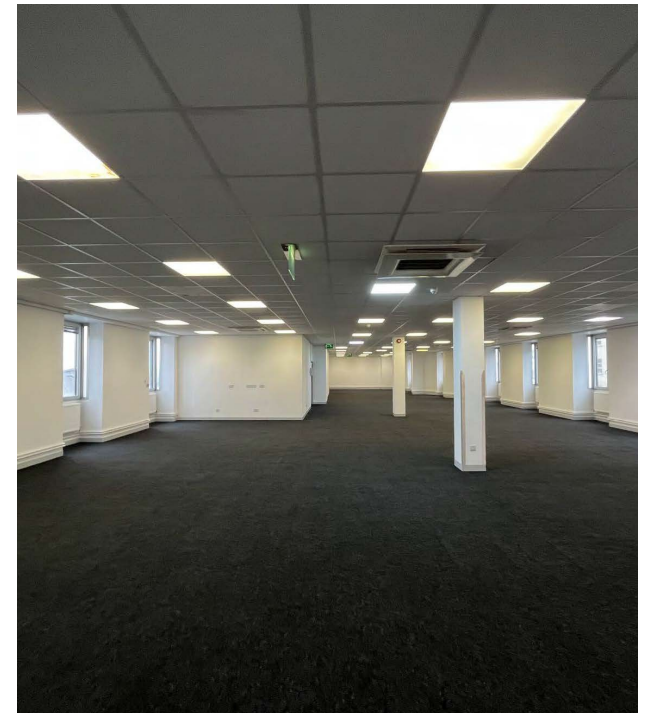
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Values for the offices are: -

2nd Floor - £134,000.

3rd Floor - £134,000.

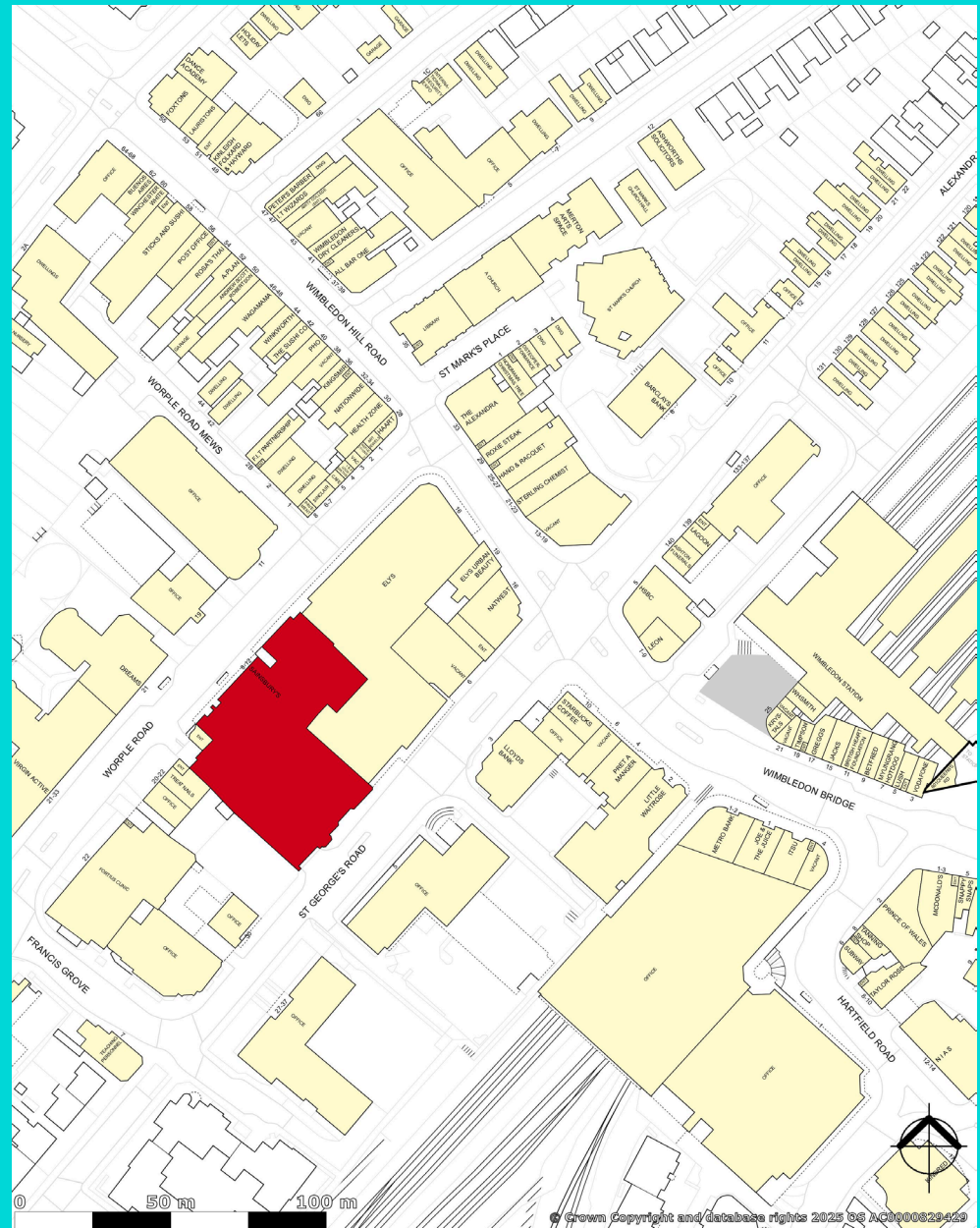
The UBR for 2026/27 is 48p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Ella Traynor – 07958 028582
ella.traynor@rapleys.com

Rob Fraser – 07894 605513
rob.fraser@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in March 2025.

rapleys.com
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS