RAPLEYS

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TO LET
2nd & 3rd Floor Offices

William House
8-12 Worple Road, London, SW19 4DD



Key information

- ❑ Prominent location
- ❑ Immediate access to Town Centre amenities
- ❑ Close to Wimbledon Rail Station
- ❑ Quoting rent upon application
- ❑ Two office suites totalling 8,777 sq ft (floors can be taken together or individually)

Contact

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Sainsbury's

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
2nd Floor	406.2	4,373
3rd Floor	409.1	4,404
Total	**815.3**	**8,777**

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. The lease is to be excluded from the Security of Tenure (sections 24-28) of the Landlord and Tenant Act 1954.

Quoting Rent

Upon Application

Service Charge

£6,451.21 payable for 2026/27 (2nd Floor)

£6,462.99 payable for 2026/27 (3rd Floor)

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.

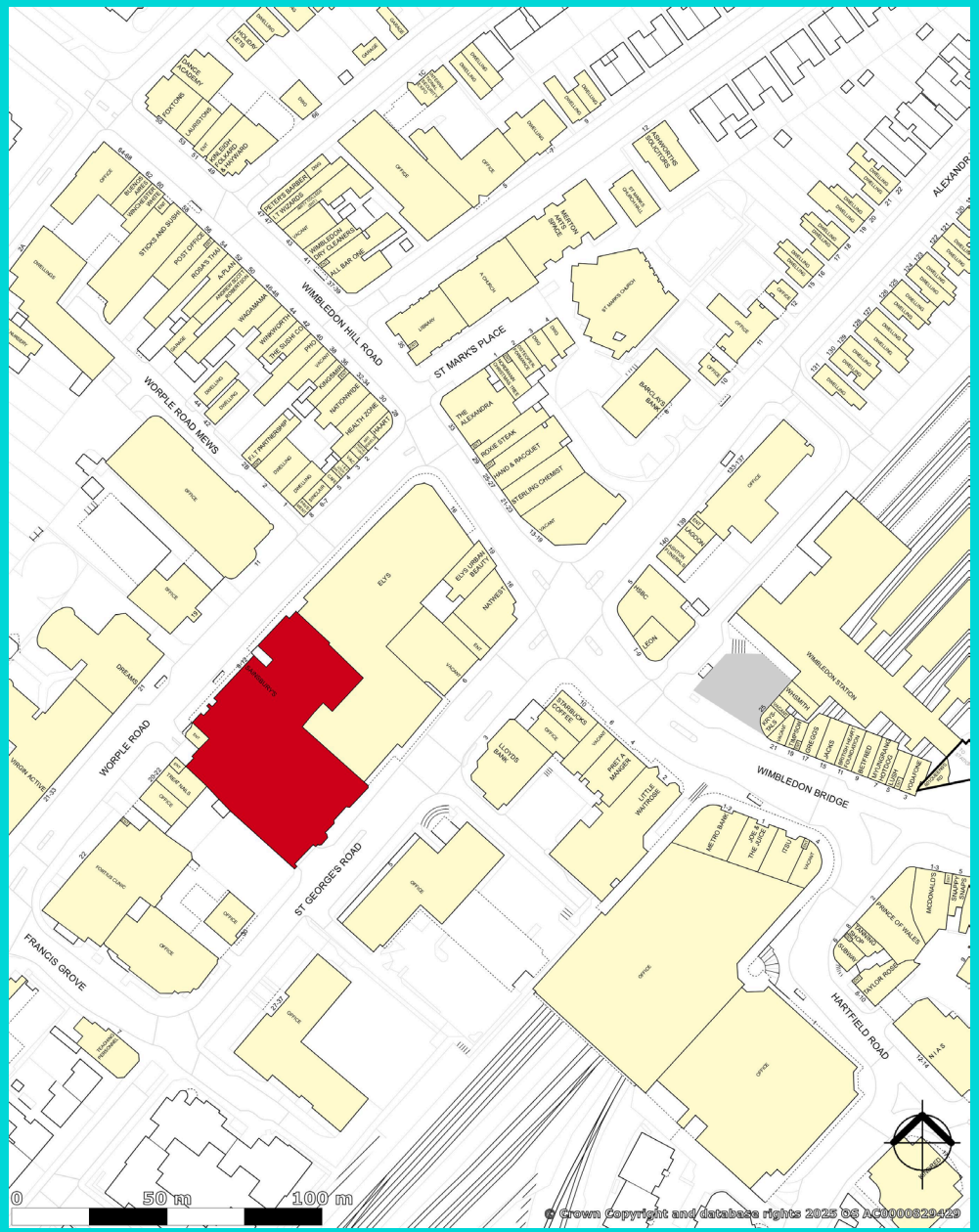
The UBR for 2026/27 is 48p in the £.

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.**

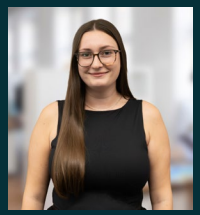
Viewing

Strictly via the sole letting agent only.



For further details contact:

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These particulars were produced in November 2026.