

Pinnacle House Wimbledon

London SW19

Town Centre
Headquarter Offices
3,011 (279.8 sq m) to
43,542 sq ft (4,045 sq m)
To Let



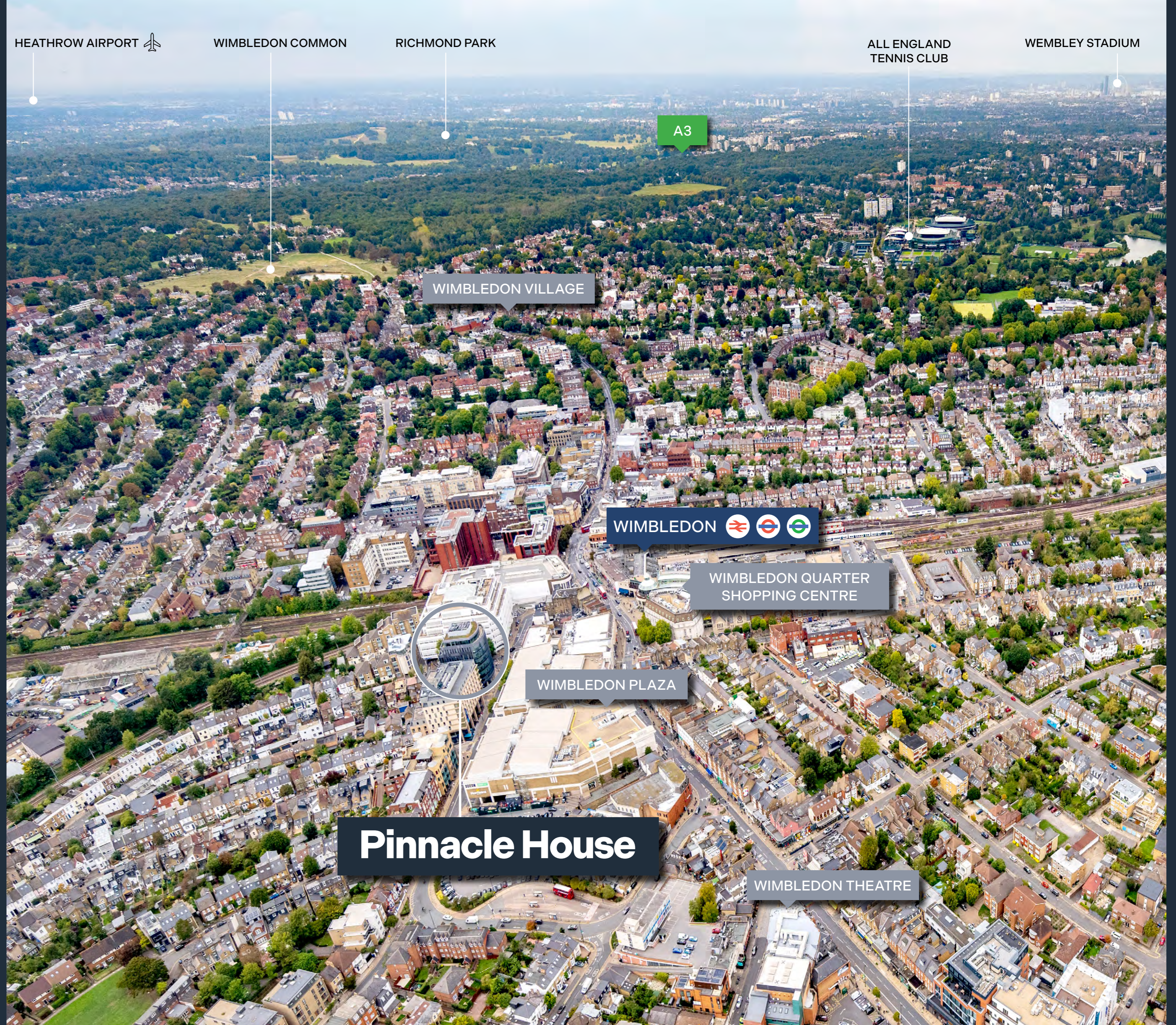


Prime HQ offices in the heart of Wimbledon

A modern office building offering top quality accommodation.

An internationally renowned location

The building is located in the centre of the town surrounded by extensive retail and leisure facilities.



The Wimbledon local scene



Amenities

SHOPS

- 1** Sainsbury's Local
- 2** TK Maxx
- 3** Waterstones
- 4** Uniqlo
- 5** Morrisons
- 6** Tesco Extra
- 7** M&S Foodstore
H&M
Oliver Bonas
Pandora
Boots
Superdrug
- 8** Aldi Local
- 9** Little Waitrose
- 10** Elys
- 11** Sainsbury's
- 12** Prezzemolo & Vitale

LEISURE

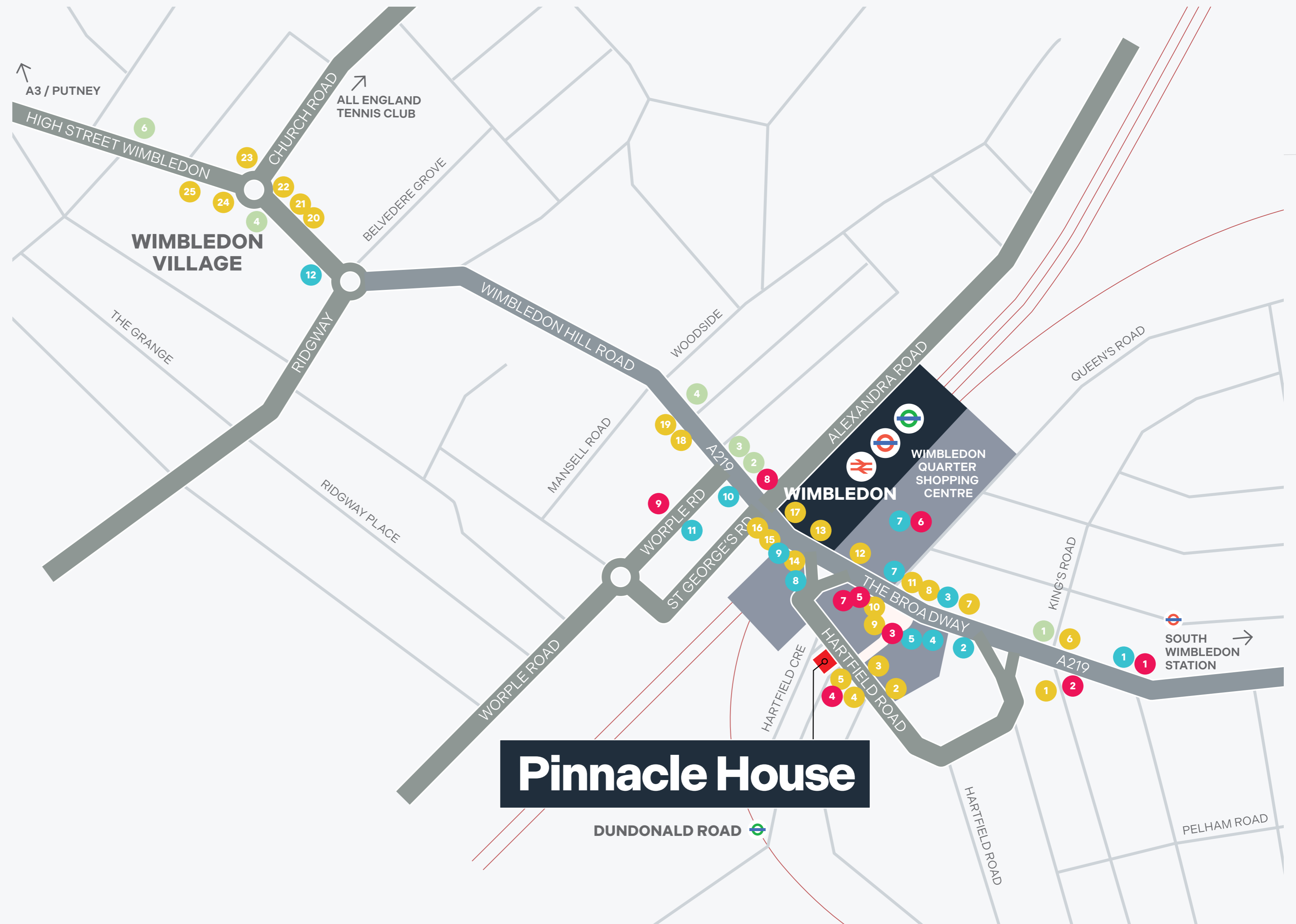
- 1** The Gym Group
- 2** Wimbledon Theatre
- 3** Odeon Cinema
Nuffield Health
- 4** Travelodge
- 5** Curzon Cinema
- 6** Caddi Club
The Little Gym
Third Space
Strong Pilates
- 7** Pure Gym
- 8** Anytime Fitness
- 9** Virgin Active

RESTAURANTS & CAFÉS

- 1** Nando's
- 2** Bill's
- 3** The Garratt & Gauge
- 4** Efes
- 5** Tampopo
- 6** Dan Dan
- 7** Five Guys
- 8** Franco Manca
- 9** Wahaca
- 10** Gail's
- 11** Caffé Nero
- 12** 601 Queen's Road
- 13** Greggs
- 14** Itsu
- 15** Pret A Manger
- 16** Starbucks
- 17** Leon
- 18** Rosa's Thai
- 19** Stick N Sushi
- 20** Megan's
- 21** Pizza Express
- 22** The Ivy
- 23** Maison St Cassien
- 24** Carluccio's
- 25** Giggling Squid

BARS & PUBS

- 1** The Old Frizzle
- 2** The Hand & Racquet
- 3** The Alexandra
- 4** All Bar One
- 5** The Dog & Fox
- 6** Hemmingways



Pinnacle House

A hub of connectivity

By Underground



District Line

Earl's Court	19 mins
London Victoria	26 mins
London Paddington	27 mins
Embankment	32 mins
London Blackfriars	35 mins
Cannon Street	38 mins

Northern Line (from South Wimbledon)

London Bridge	24 mins
Leicester Square	26 mins
Bank	26 mins
Tottenham Court Road	31 mins
London Euston	31 mins



By Rail

Clapham Junction	7 mins
Kingston	12 mins
Vauxhall	12 mins
London Waterloo	17 mins
Richmond	28 mins
Guildford	41 mins



By Tram

West Croydon	26 mins
East Croydon	31 mins



By Road

A24	1.2 miles
A3	2.3 miles
Central London	8 miles
M25 (J9)	13 miles
Heathrow Airport	16 miles
Gatwick Airport	25 miles



The Building



NB: All internal office photos show existing tenant fit out and will be removed.

Specification



VRV fan-coil
air conditioning



150mm fully
raised floors



2.7m office
floor to ceiling



2 x 12-person
passenger lift



4 basement
car parking spaces



6 showers, 60 bicycle spaces,
lockers and drying room



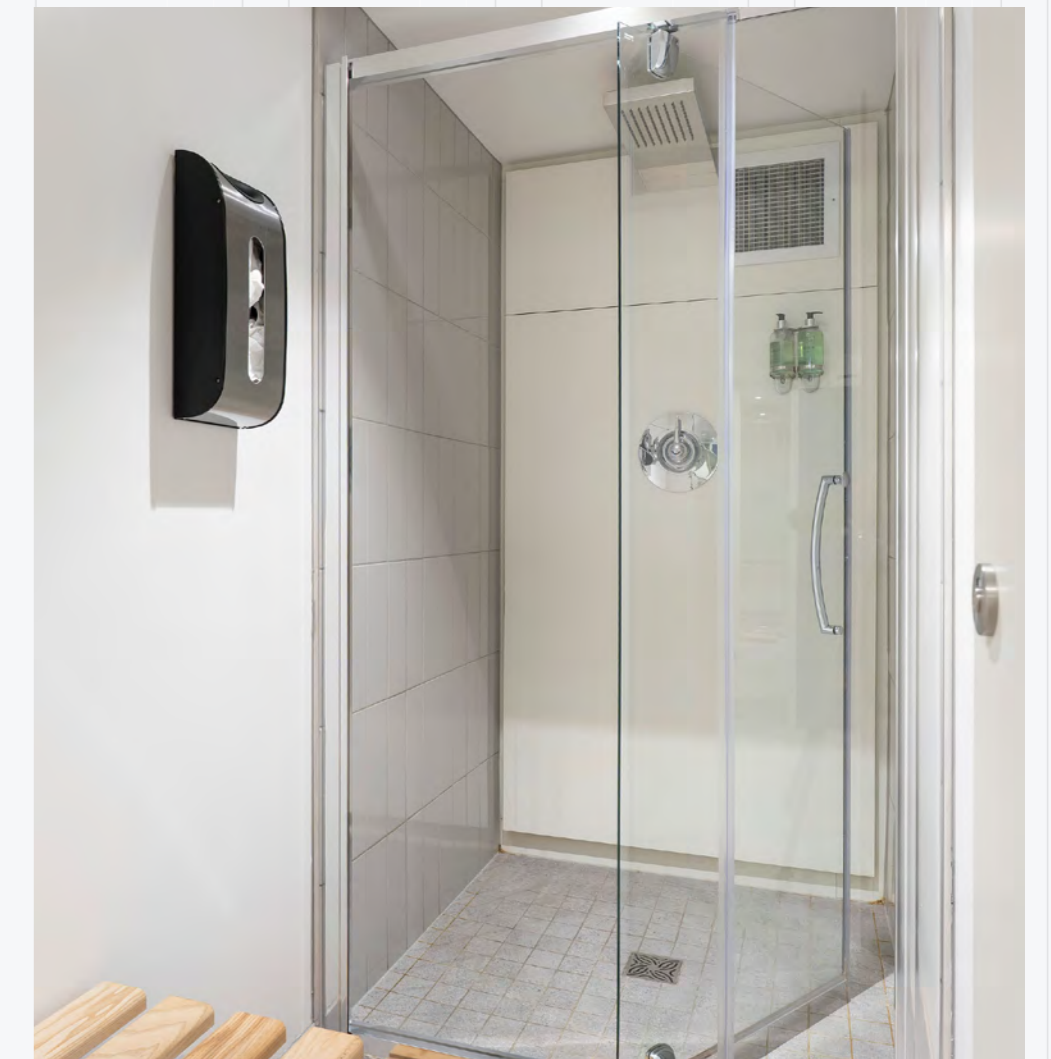
Suspended metal tiled ceilings
with recessed LG7 lighting



2 external
terraces



BREEAM
'Very Good'



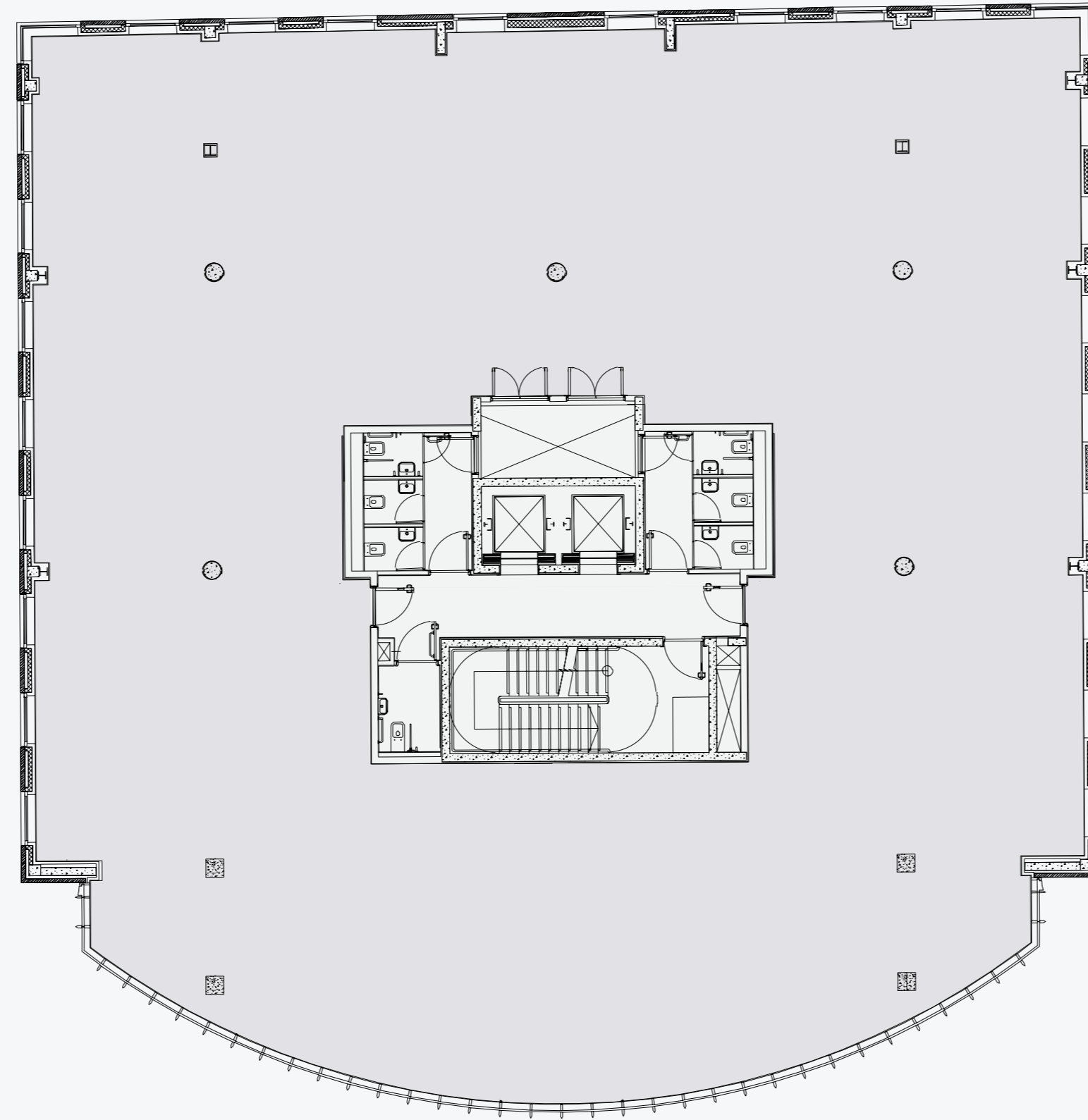


Floor plans

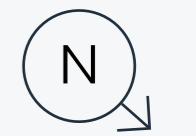
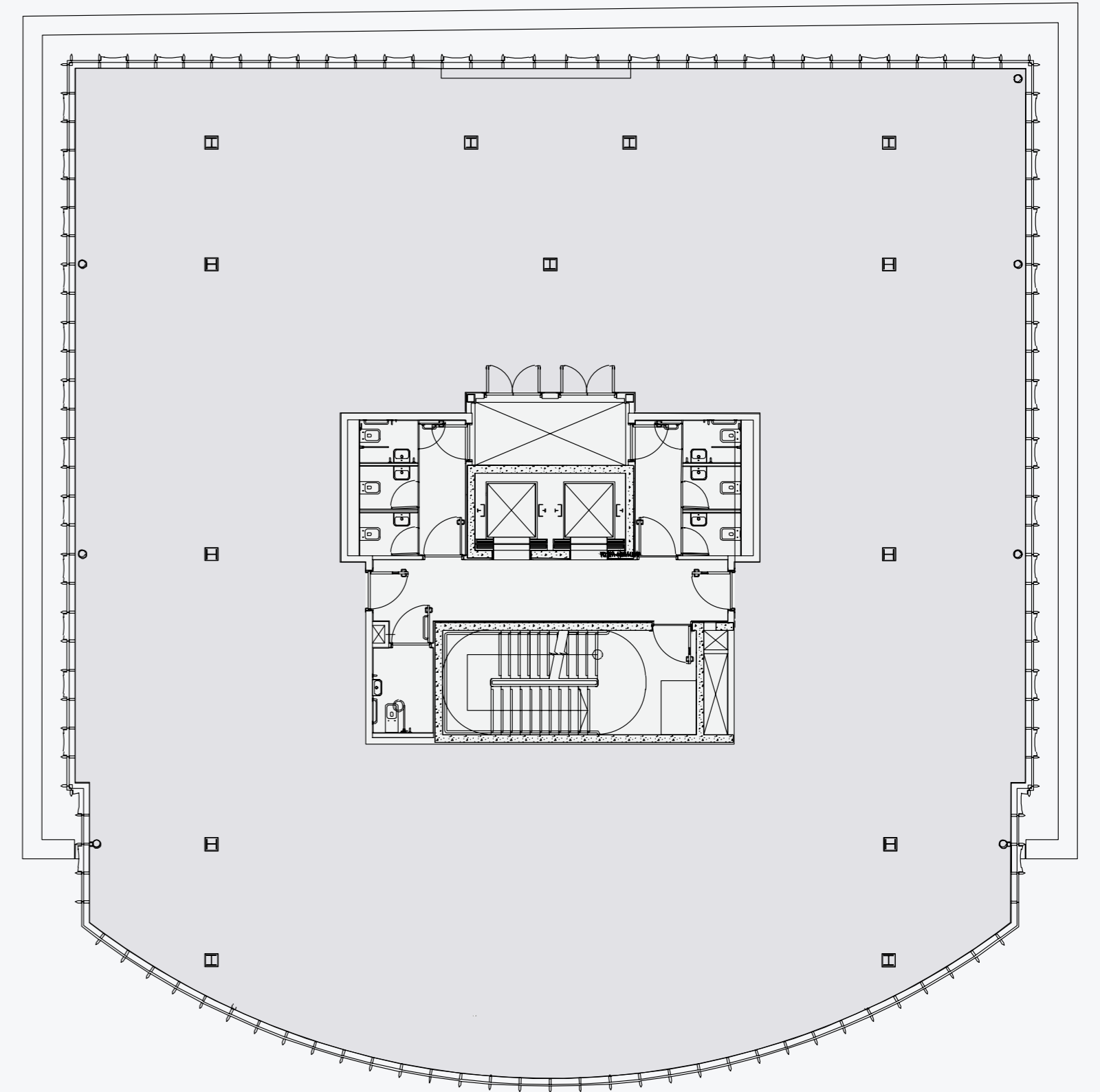
Floor	sq ft	sq m
Seventh	3,011	279.8
Sixth	4,851	450.7
Fifth	5,560	516.6
Fourth	6,244	580.1
Third	6,232	579.0
Second	6,239	579.6
First	6,212	577.2
Ground	4,404	409.2
Reception	789	73.3
Total	43,542	4,045.3

The property has been measured 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 (1st Edition, May 2015).

Floors 1 to 4



Floor 5



Not to scale. For identification purposes only.

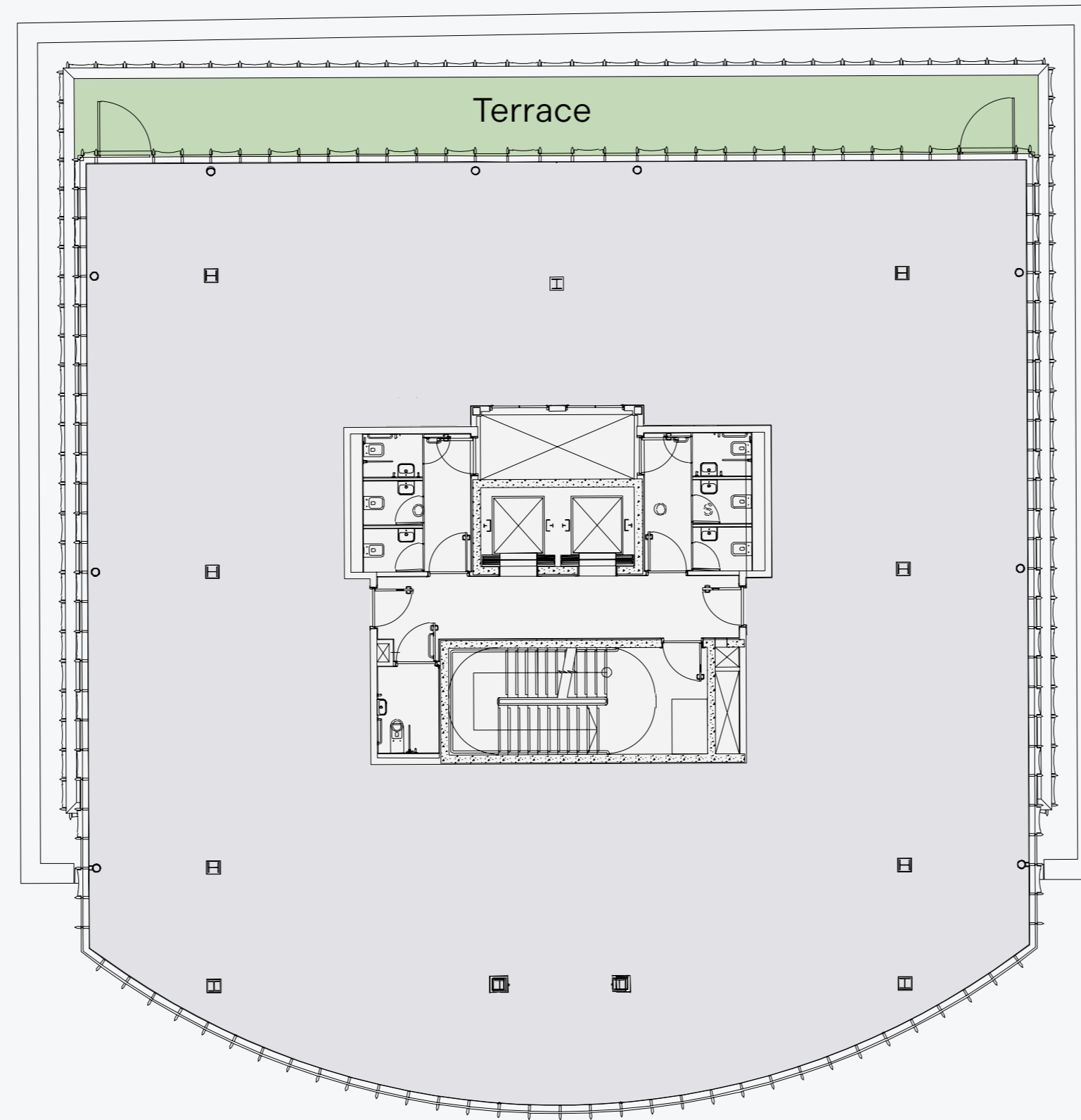
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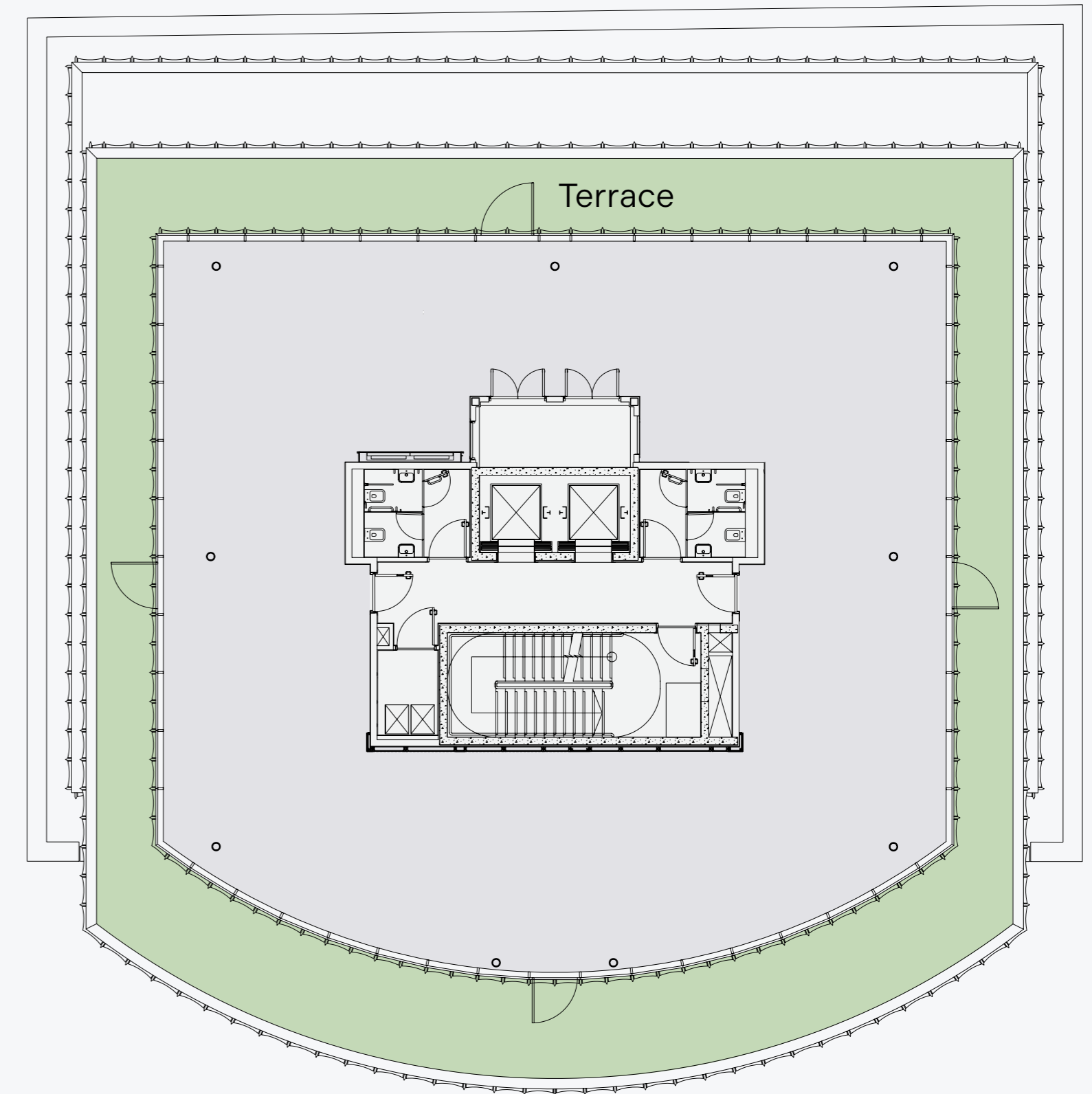
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Floor 6

The external terraces on floors 6 & 7 total 2,098 sq ft.



Floor 7



Not to scale. For identification purposes only.

Pinnacle House

Wimbledon

17 Hartfield Road, Wimbledon SW19 3SE

Terms

Available by way of a new lease direct from the Landlord.

EPC

The building has an EPC Rating of: B28

Viewing

Strictly by appointment via the sole letting agents.

Contacts

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