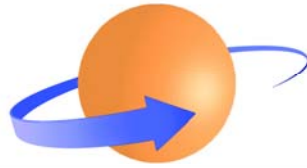


METROPOLITAN
PROPERTY SOLUTIONS

COMMERCIAL • EXECUTIVE • PRIVATE



FREEHOLD OFFICE BUILDING

Approximately 151.5 sq. metres (1,630 sq.ft.)



**ASTON COURT, 31 HOMEFIELD ROAD, WIMBLEDON VILLAGE,
LONDON SW19 4QF**

A rare opportunity to acquire a period style office building in a quiet position in the heart of Wimbledon Village with easy access to excellent transport facilities.

PRICE: £650,000 FREEHOLD WITH VACANT POSSESSION
Leasing of the entire building will also be considered

VAT is payable at the standard rate



DESCRIPTION

Aston Court is a self-contained office building arranged over three floors and comprising part new build and part refurbished accommodation. Traditional materials including natural slate and lead work have been used and the offices benefit from natural light and double glazed window units.

The accommodation is arranged over three floors and approximate floor areas are as follows:

GROUND FLOOR

Offices	61.20 sq.metres (660 sq.ft.)
Disabled toilet and kitchen	

FIRST FLOOR

Offices	67.00 sq.metres (720 sq.ft.)
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SECOND FLOOR

Office	23.30 sq.metres (250 sq.ft.)
Toilet	

TOTAL	151.50 sq.metres (1,630 sq.ft.)
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FACILITIES INCLUDE:

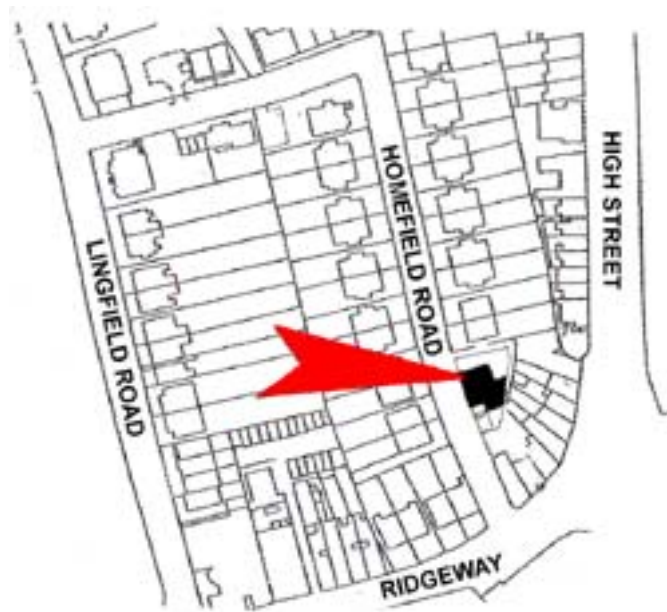
- 2 private off street parking spaces
- Air conditioning to all floors
- Gas fired central heating
- Male and female toilets
- Access to cable and satellite media
- Computer cabling
- Carpeted throughout
- Low voltage ceiling lighting and wall lights
- Kitchen

BUSINESS RATES

Rateable value	£28,750
Rate	0.437 pence
Current rates payable (2004)	£12,765



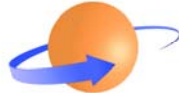
LOCATION



Aston Court is situated in Homefield Road close to its junction with the Ridgeway and High Street.

Wimbledon Village is a well-known commercial centre containing a wide variety of shops, pubs and restaurants. Wimbledon Common is close by and there are numerous sporting and cultural facilities available including the All England Lawn Tennis and Croquet Club.

Transport communications to Central London and the south/south west are excellent, Wimbledon mainline railway and District Line underground stations being within walking distance. A frequent bus and taxi service is also available. The A3 trunk road is within one and a half miles linking to the M25 and motorway network providing easy road access to Heathrow and Gatwick airports



TERMS

Aston Court is available Freehold with vacant possession at £650,000 plus VAT @ 17.5% or a leasehold on a full repairing and insuring lease for a term to be agreed at a rent of £49,500 per annum exclusive plus VAT @ 17.5%

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through:

Metropolitan Property Solutions
2A Lancaster Road
Wimbledon, London, SW19 5DD

T: 020 8239 1104

Email: info@metrelo.com

SUBJECT TO CONTRACT

While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the premises. All measurements are approximate.