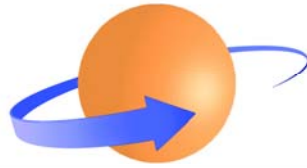


METROPOLITAN
PROPERTY SOLUTIONS

COMMERCIAL • EXECUTIVE • PRIVATE



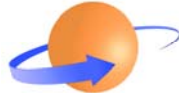
**FREEHOLD
OFFICE BUILDING
FOR SALE**



**NELSON HOUSE
271 KINGSTON ROAD, WIMBLEDON
SW19 3NW**

**265 sq.m 2,858 sq ft (approx)
plus parking for 12 cars**

**Offers invited in excess of £1 million for
the freehold with vacant possession**



DESCRIPTION

Nelson House comprises a detached three storey office building constructed in 1982 with the benefit of 12 car parking spaces.

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

GROUND FLOOR

Reception Hall	6.70 sq.m (72 sq.ft)
Offices	81.60 sq.m (878 sq.ft.)
Toilets	

FIRST FLOOR

Offices	91.17 sq.m (981 sq.ft.)
Toilets	

SECOND FLOOR

Offices	89.03 sq.m (958 sq.ft.)
Kitchen	3.81 sq. m (41 sq.ft)
Toilets	

PARKING

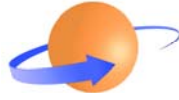
7 spaces at rear
5 spaces at front

OTHER FACILITIES

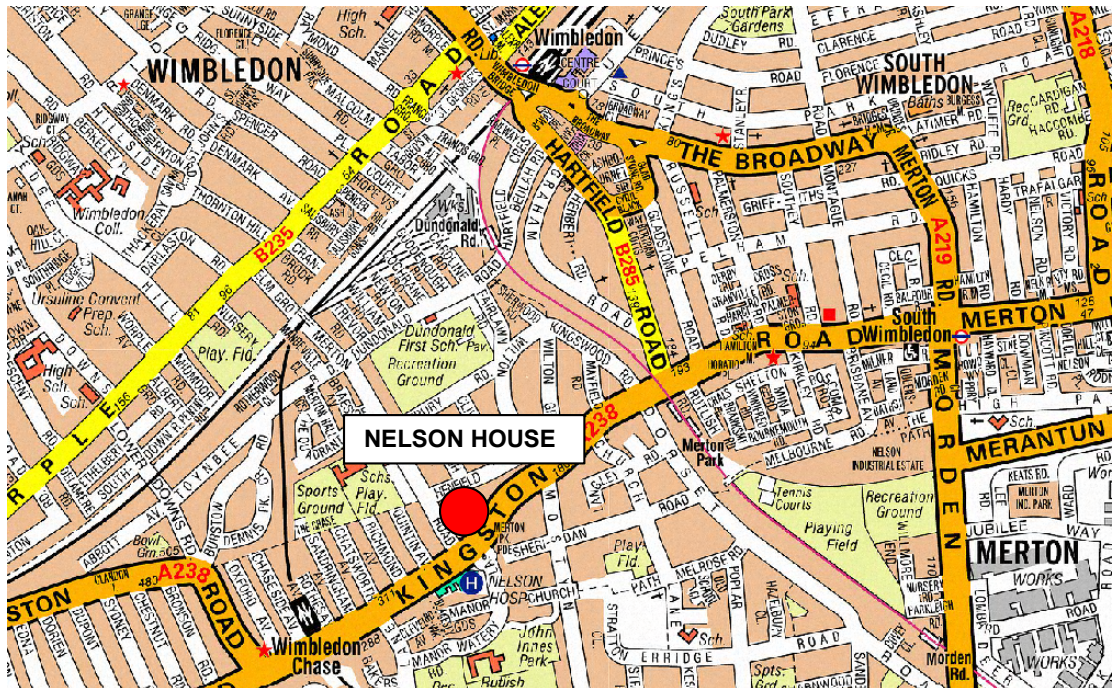
- Gas fired central heating
- Suspended ceiling and skirting level ducting
- Male and female toilets
- Carpeted throughout office areas
- Kitchen
- Male and female toilets
- Fire alarm system

BUSINESS RATES

To be assessed for 2005/2006. Interested parties are advised to make their own enquiries at the Local Rating Authority.



LOCATION



Nelson House is situated in a prominent position on the north side of Kingston Road (A238) close to the junction with Merton Hall Road.

Wimbledon Town Centre is approximately half a mile offering excellent shopping, recreational and transport facilities. Transport communications to central London (Waterloo 12 mins) 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 is within one mile linking to the M25 motorway providing easy road access to Heathrow and Gatwick airport

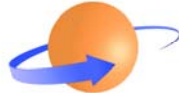
TERMS

Nelson House is available as a freehold with vacant possession. Offers in excess of £1 million are invited.

The entire building is also available to lease on terms to be agreed.

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.