

MANSEL.

2,150 – 17,404 SQ FT OF
CONTEMPORARY OFFICES
IN WIMBLEDON SW19 4AA

YOUR VISION

OUR SPACE

WELCOME



Mansel comprises 22,185 sq ft of high specification, low carbon office accommodation arranged over ground and five upper floors.

The property has undergone a repositioning to provide high quality Grade A office space and an ESG-enhanced specification.

ACCOMMODATION

5th floor	2,150 SQ FT *	199.7 SQ M
4th floor	3,452 SQ FT	320.7 SQ M
3rd floor	3,468 SQ FT	322.2 SQ M
2nd floor	3,489 SQ FT **	324.1 SQ M
1st floor	4,845 SQ FT **	450.1 SQ M
Total	17,404 SQ FT	1616.8 SQ M

*Plus Roof terrace

**Let but available by separate negotiation

Approx Net Internal Areas

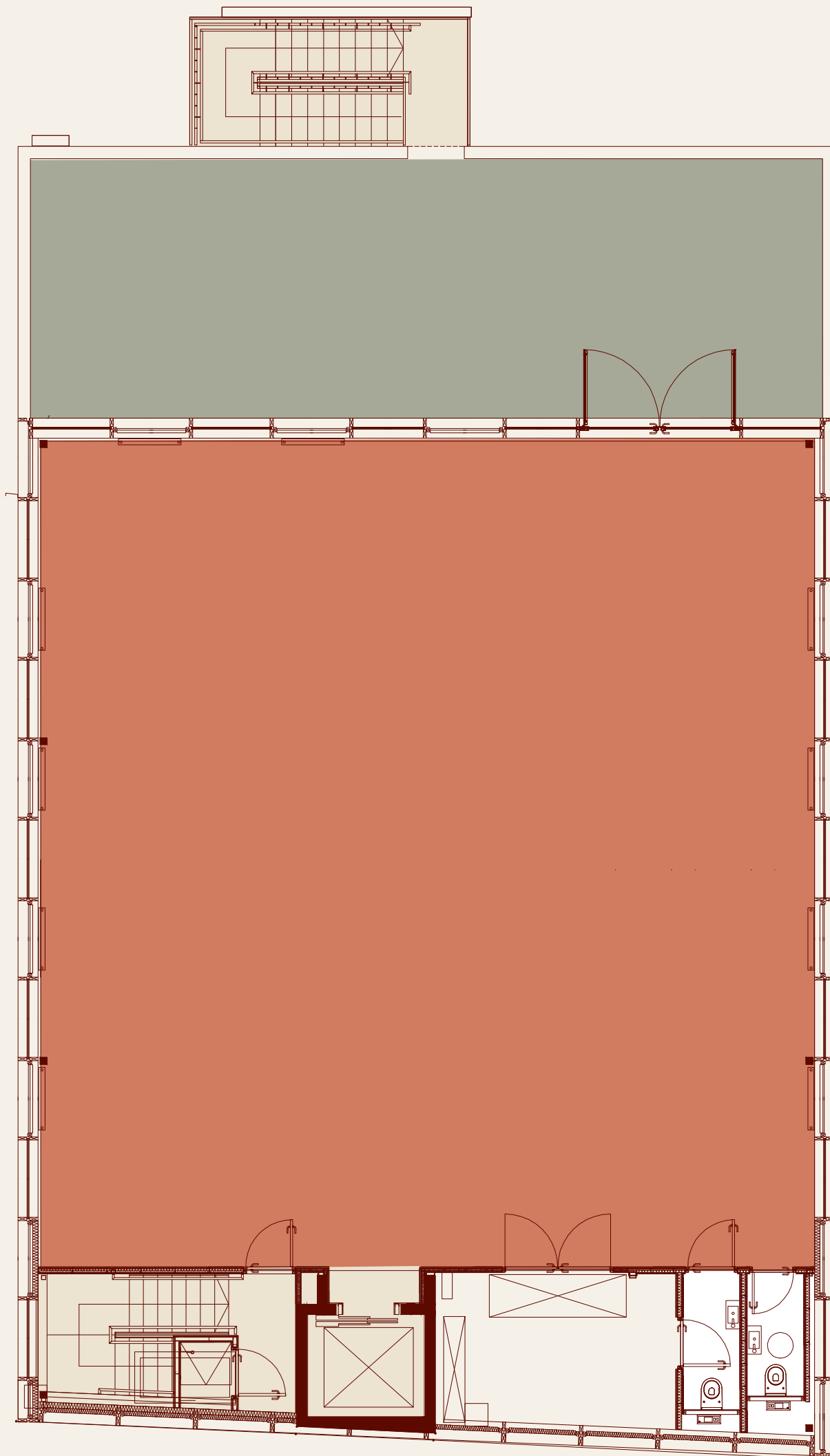


5th floor - Cat A

2,150 SQ FT

199.7 SQ M

+ Roof terrace



Indicative furniture

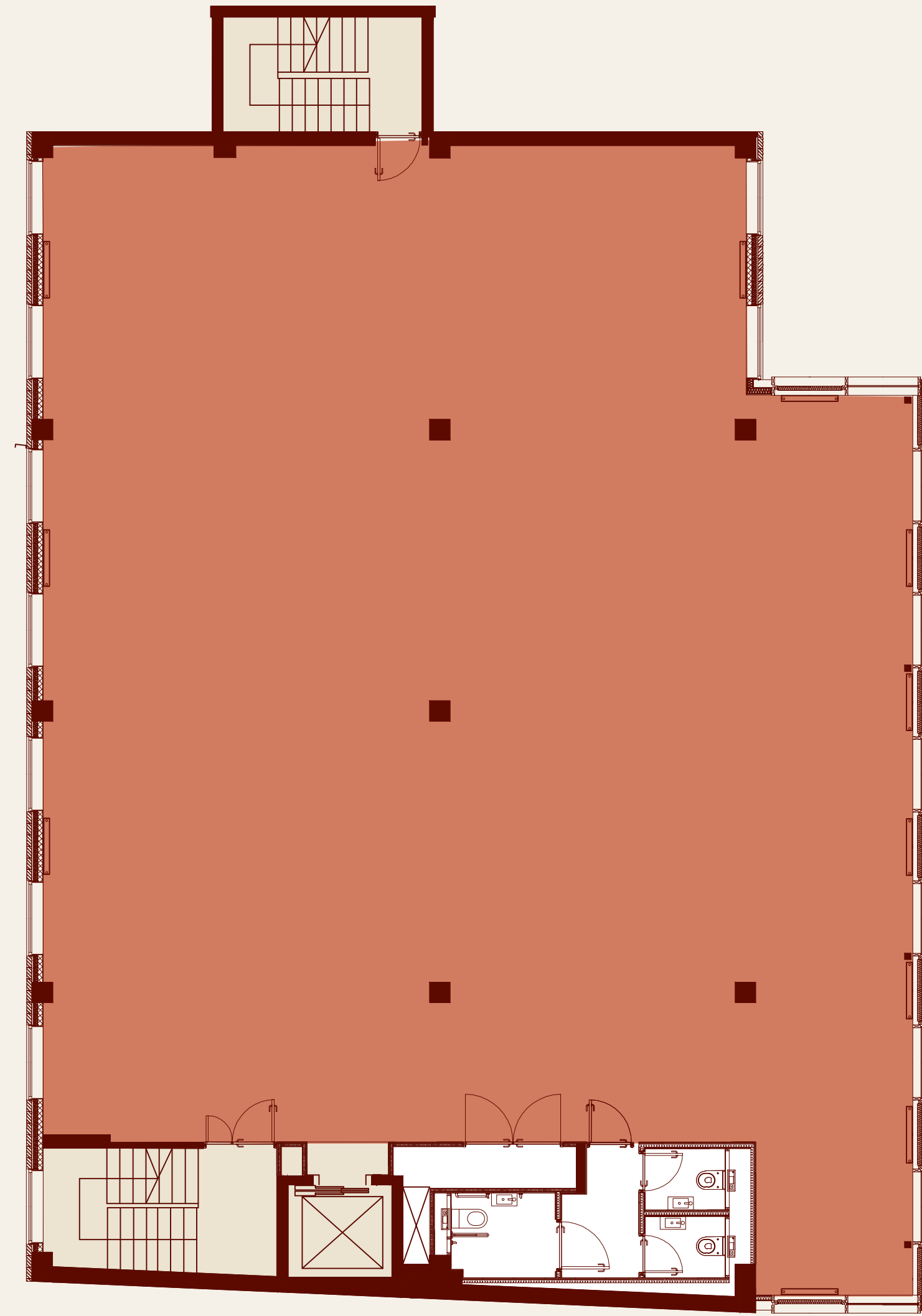
4th floor - Cat A

3,452 SQ FT

320.7 SQ M

KEY

- Office floor
- WCs
- Core
- Roof terrace

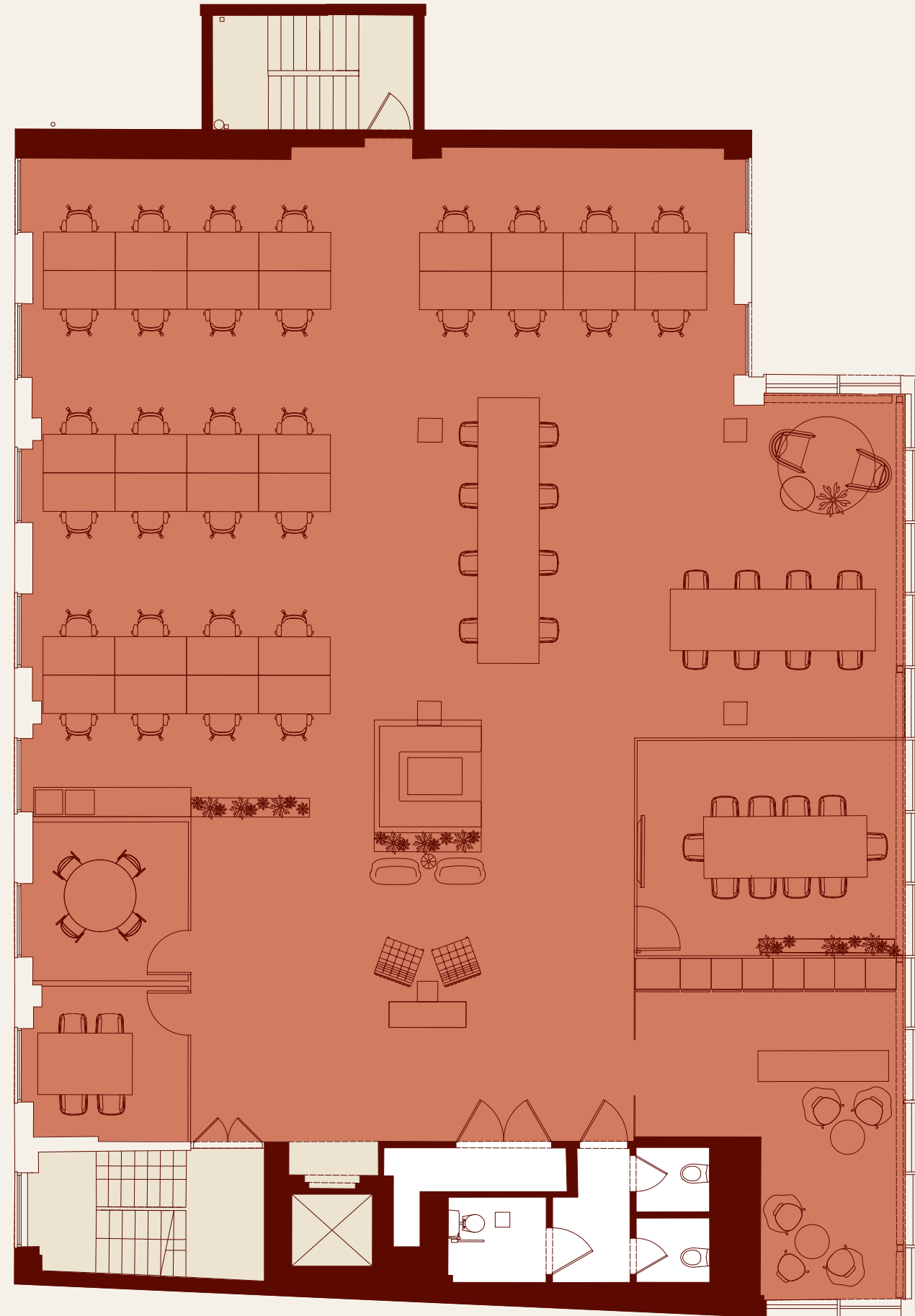


3rd floor – Fitted layout

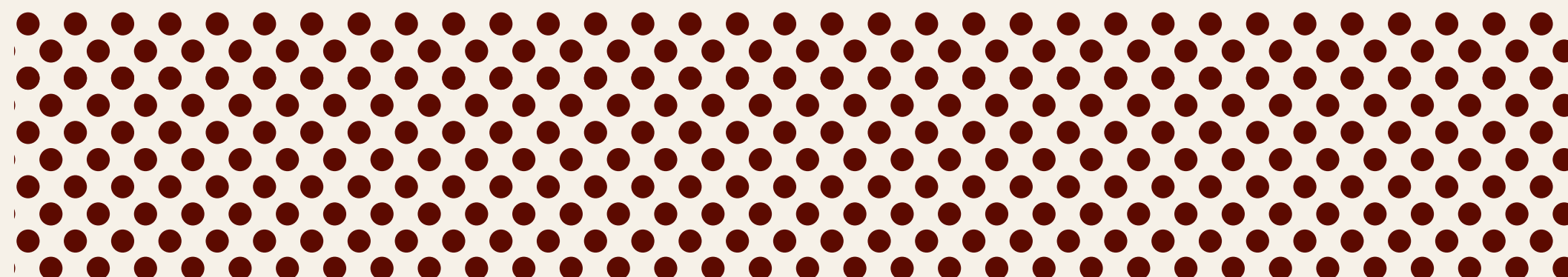
3,468 SQ FT
322.2 SQ M

KEY

- Office floor
- WCs
- Core



Indicative furniture



SPECIFICATION

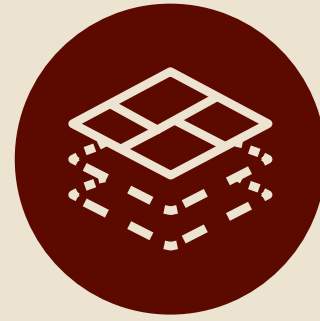
BUILDING



Cooling provided via embedded capillary mat system



Roof terrace on 5th floor



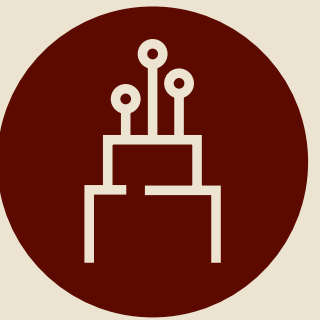
Raised access flooring



2 car parking spaces with EV charging points



LED lighting with motion sensors



10Gbps full fibre pre-connection supplied by Telcom



Upgraded secure cycle storage



New end of trip facilities including showers and lockers



New WCs on every floor



New communal courtyard garden and enhanced biophilia



New concierge reception

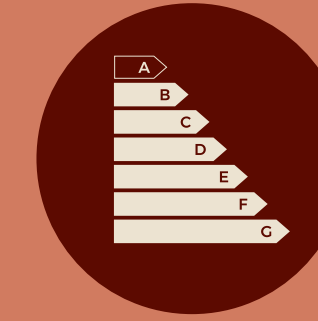


13-person passenger lift

SUSTAINABILITY



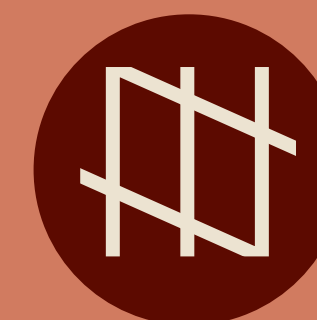
BREEAM "Excellent" rating



Targeting EPC A (15)



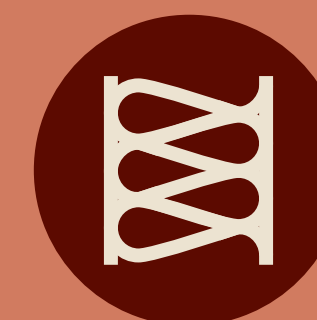
Biodiverse green roof



Façade reduces solar gain and cooling loads



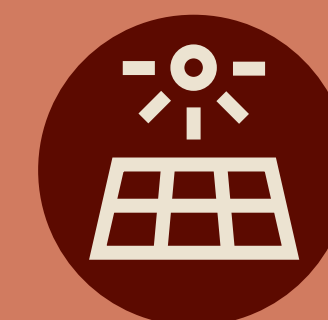
Operable windows



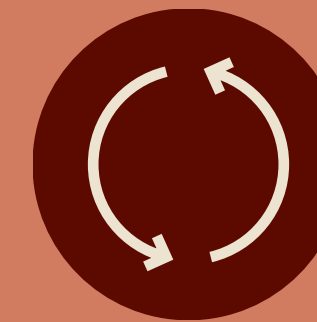
Thermally efficient insulation



Automated smart energy meters



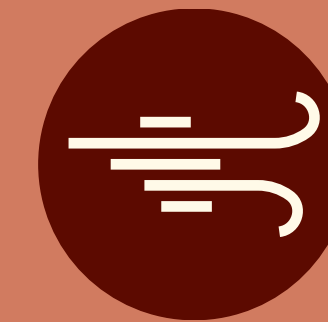
New solar panels



Net Zero Carbon in Operation



Biodiverse roof and bee hives



New Air Source Heat Pumps

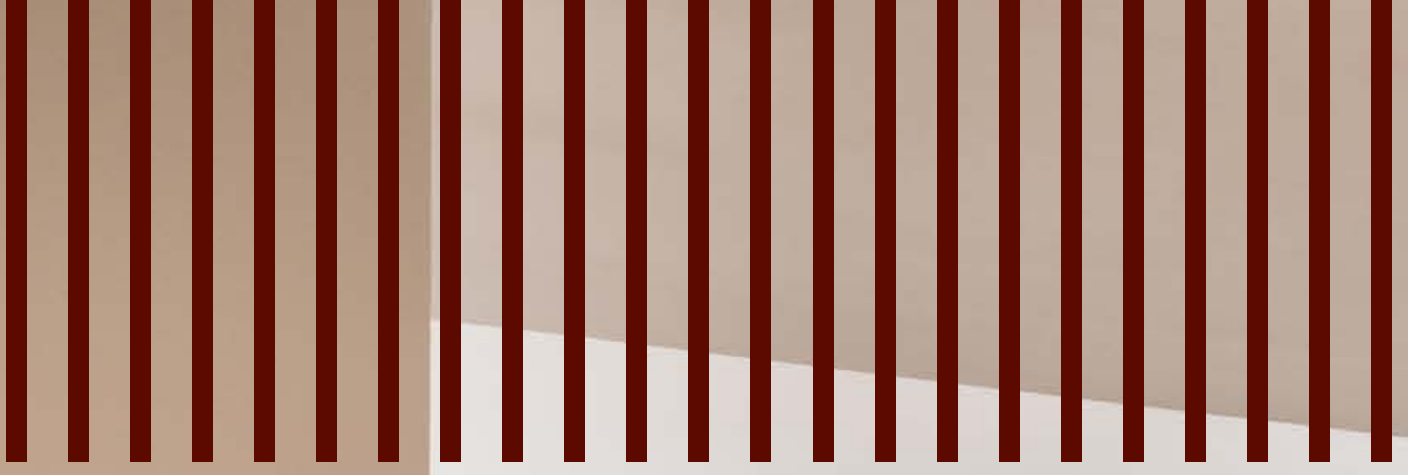
INTERIORS

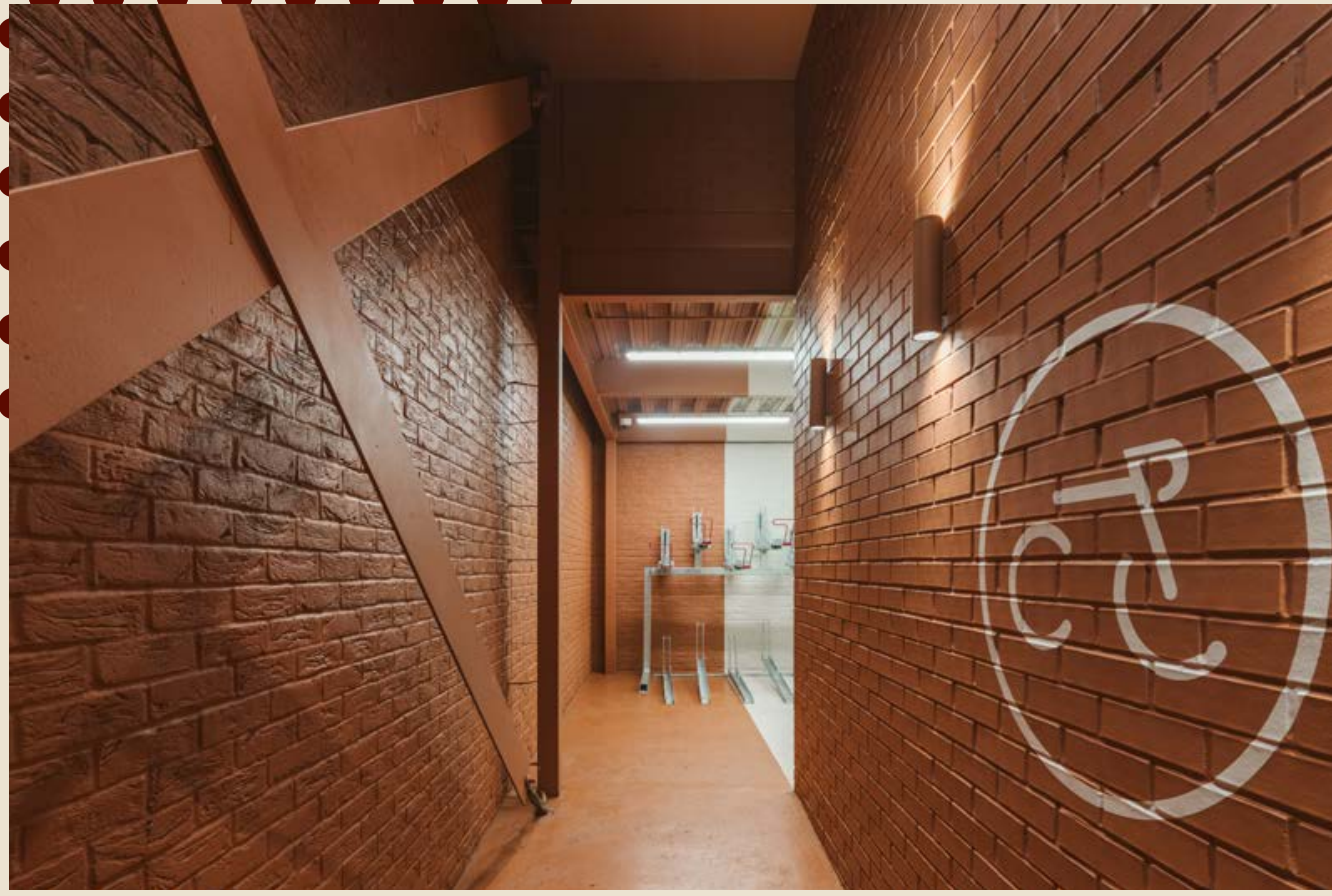


RECEPTION ●



● 3RD FLOOR





● BIKE STORE



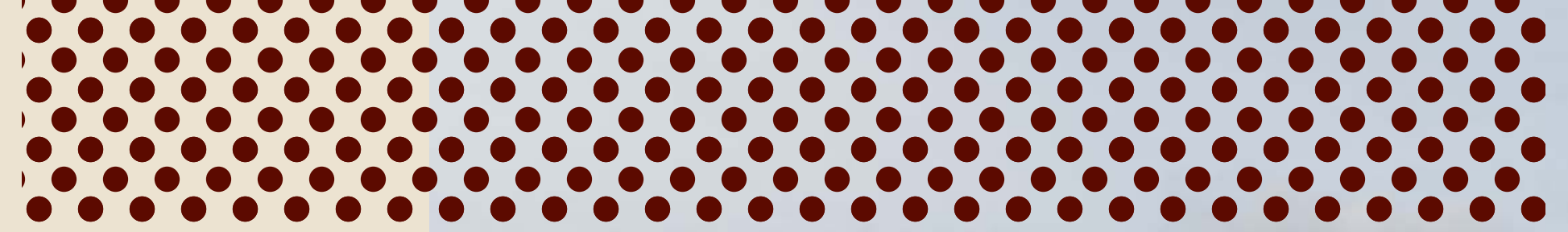
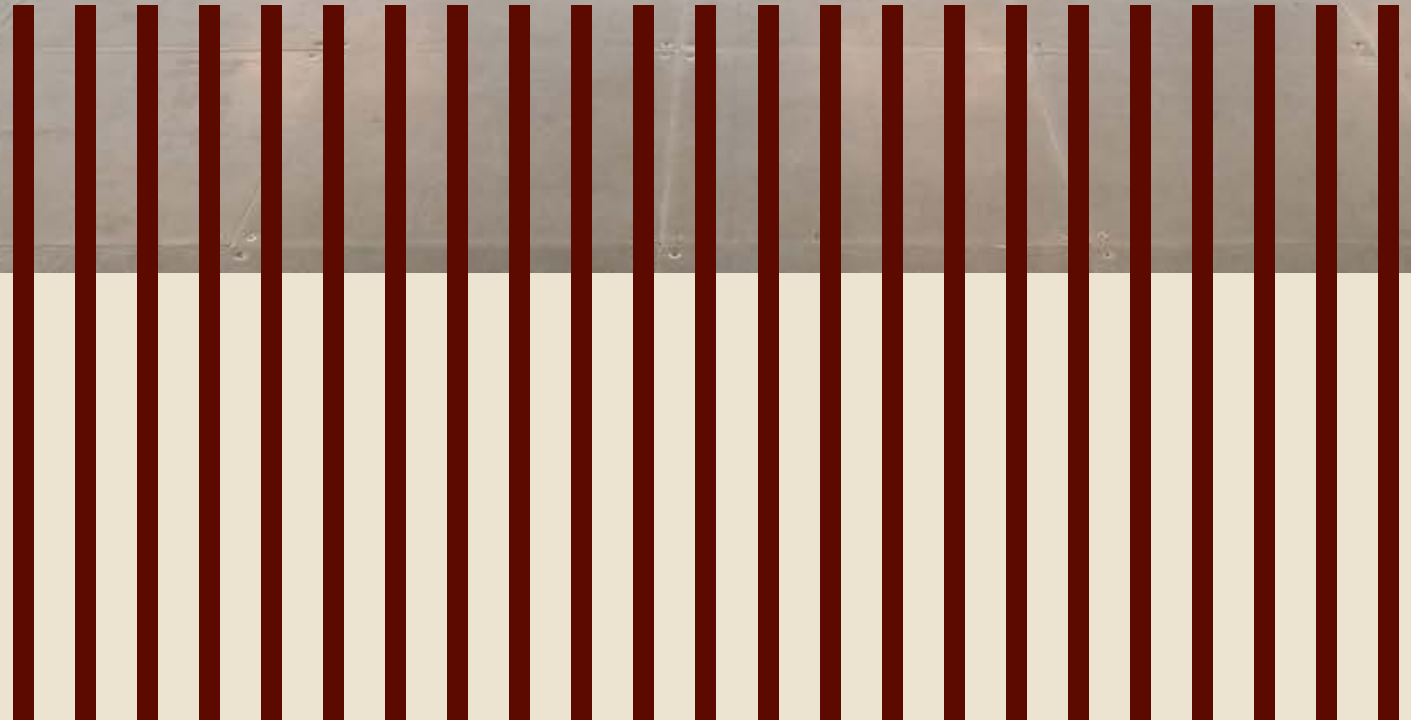
● CHANGING ROOM



● SHOWERS



5TH FLOOR



ROOF TERRACE

3RD FLOOR



RALLY

FOR

SUCCESS

WIMBLEDON

WIMBLEDON

WIMBLEDON

OUT & ABOUT

RESTAURANT / BARS

- 1 601 Queen's Road
- 2 Wahaca
- 3 Bill's
- 4 The Alexandra
- 5 The Ivy Café
- 6 Sticks 'n' Sushi
- 7 Roxie Steak
- 8 Wagamama

OFFICE OCCUPIERS

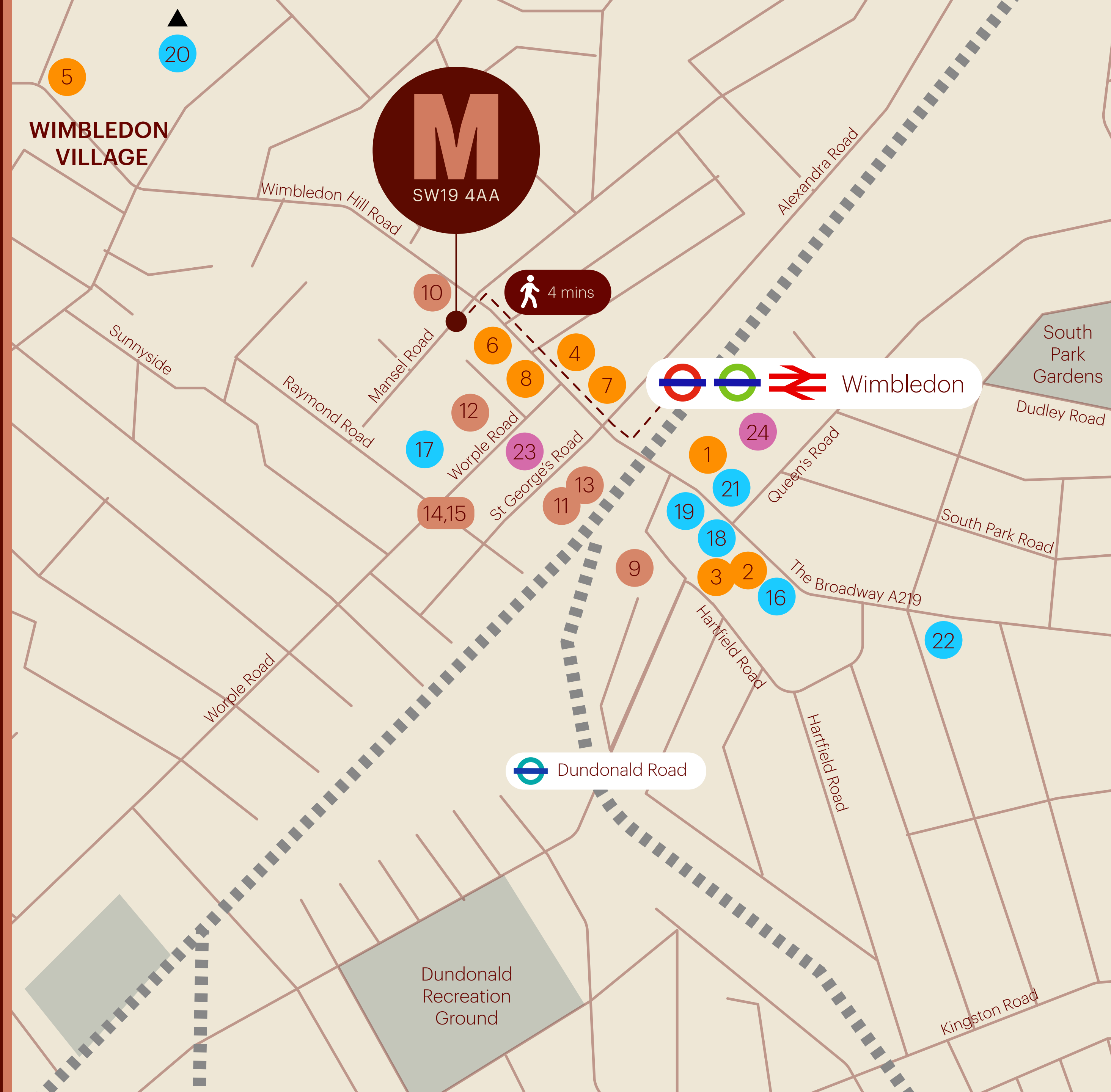
- 9 Close Brothers
- 10 Capsticks
- 11 Coty
- 12 Domestic & General
- 13 Ryman
- 14 HPD Software
- 15 ATP Media

LEISURE

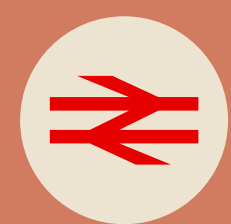
- 16 Nuffield Health
- 17 Virgin Active
- 18 Odeon
- 19 Curzon Cinema
- 20 Wimbledon Tennis
- 21 Third Space
- 22 Wimbledon Theatre

RETAIL

- 23 Elys Department Store
- 24 Centre Court Shopping Centre



CONNECTIONS



RAIL

Mainline overground servicing Clapham Junction, London Waterloo and the South West.



UNDERGROUND

District Line

Direct route to Central London via Earl's Court



TRAMLINK

Servicing Croydon, New Addington and Beckenham. Connecting to National Rail network and London Overground.



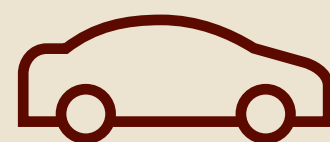
BUSES

Major South London interchange point. Services to Wandsworth, Clapham, Sutton, Tooting and Kingston-upon-Thames.



AIR

Ideally situated to serve London's airports
London Heathrow, 34 minutes by car
London Gatwick, 38 minutes by train.



Mansel

A3

5

MINS

M25 (J10)

18

MINS

Central London

29

MINS

Heathrow Airport

34

MINS

Wimbledon Station

4 MINS WALK



East Putney

7

MINS

Earls Court

17

MINS

London Victoria

25

MINS

Bond Street

32

MINS

Oxford Circus

35

MINS

Heathrow Airport

59

MINS



Clapham Junction

7

MINS

London Waterloo

17

MINS

Gatwick Airport

38

MINS



Mitcham Junction

12

MINS

East Croydon

28

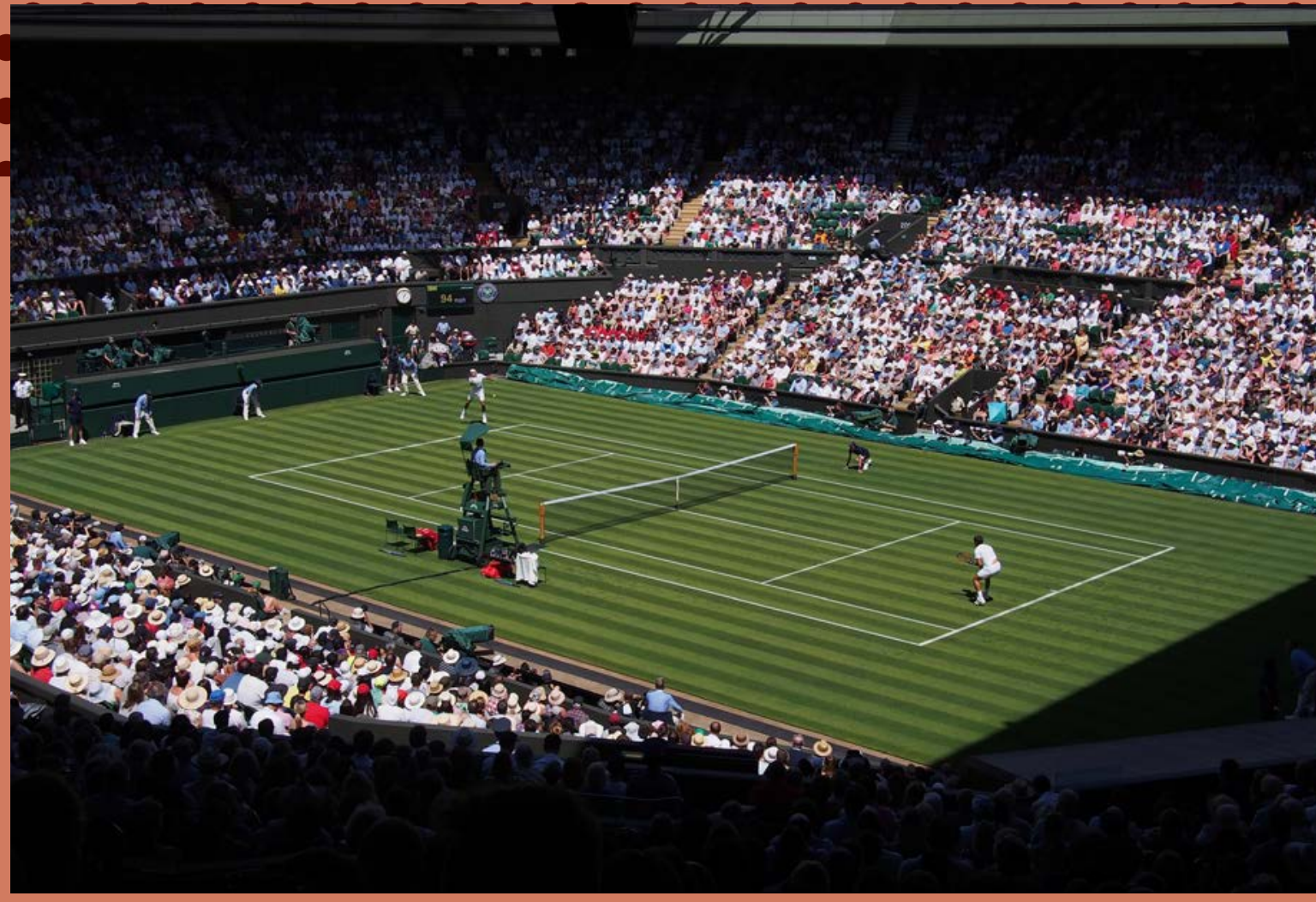
MINS

Beckenham Junction

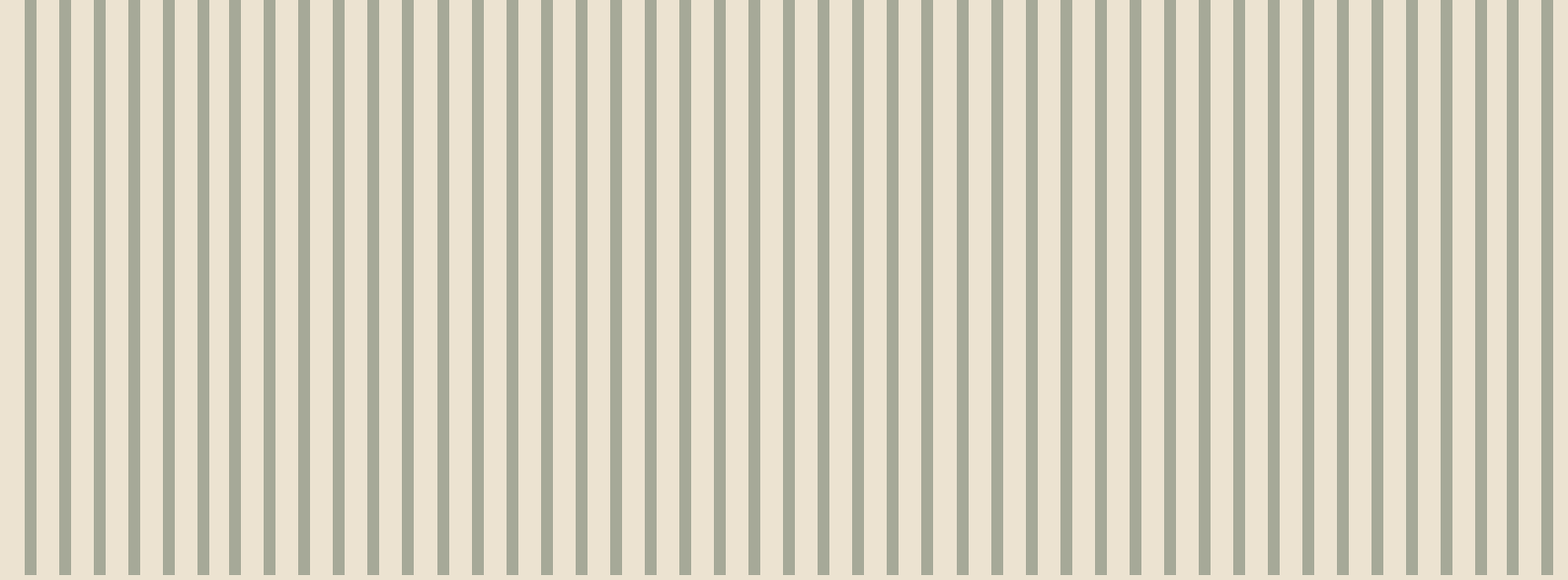
52

MINS

WIMBLEDON

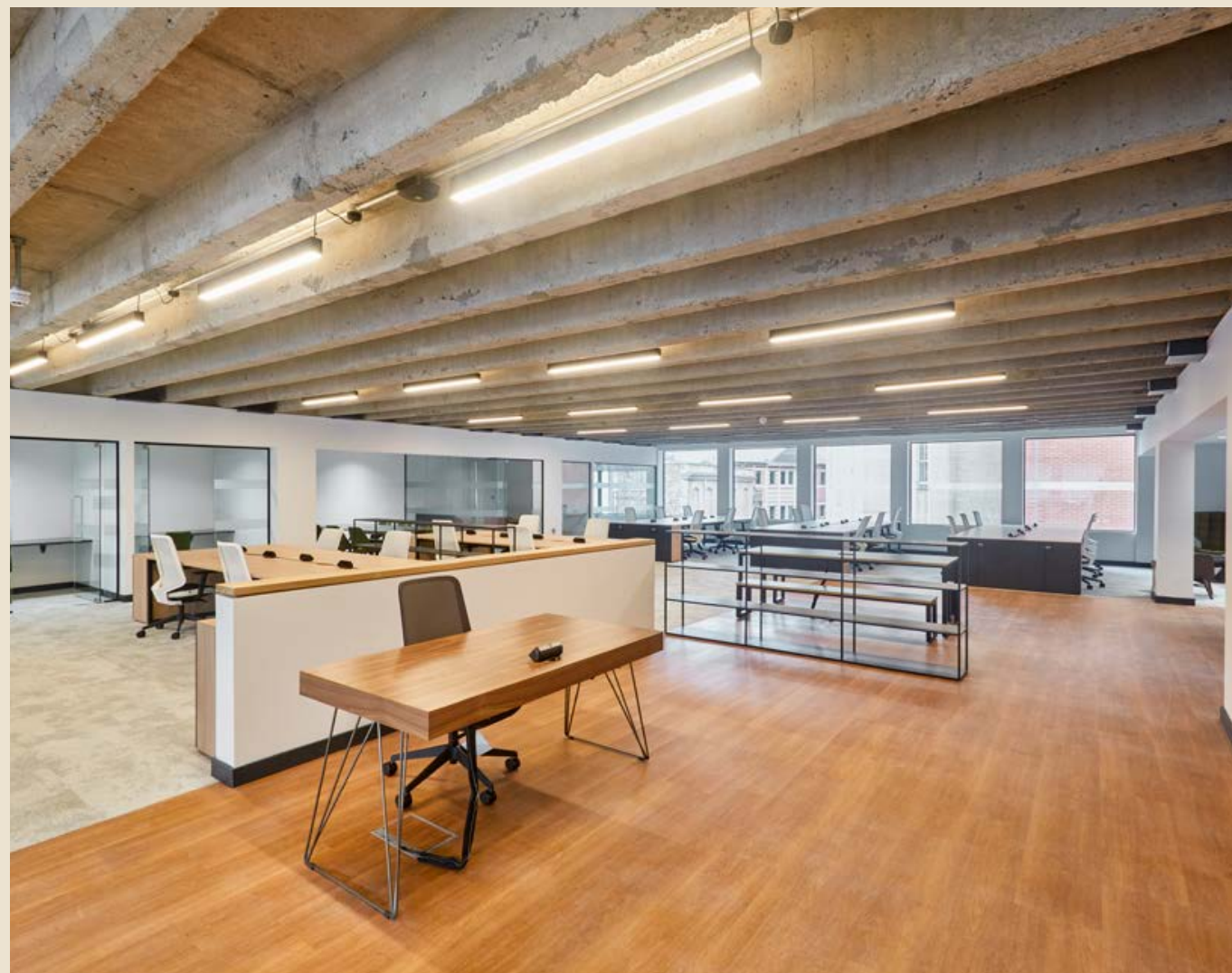


DEVELOPER CREDENTIALS



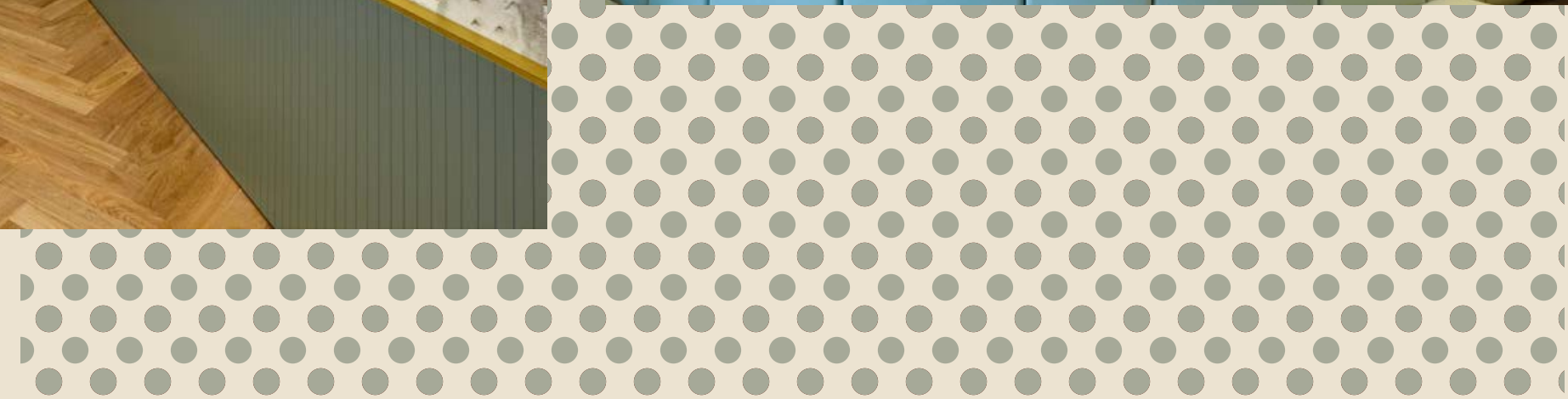
CORN STREET, BRISTOL

Korol have extensive experience delivering tailored turnkey workplaces for businesses through a collaborative and hands on approach. In 2021, Korol partnered with Huboo Technologies, a thriving e-commerce fulfilment business, to deliver them a carefully curated fully fitted office space over 6 floors at their development on 41 Corn St, Bristol.



“From start to finish it was a pleasure to work with Korol to design and deliver our workplace, which perfectly met our needs and ensured we were set up to continue our growth strategy. It was a tight timeframe of only 4 months, but the team was able to deliver on time and budget, as well as facilitate some last-minute changes.”

Peter Edgar, CFO at Huboo Technologies



MANSEL.

2A MANSEL ROAD
WIMBLEDON SW19 4AA

///BLANK.CURE.SHEEP

[MANSELWIMBLEDON.COM](https://www.manselwimbledon.com)

CONTACT



Chris Bulmer
07917 526 855
chrisbulmer@brayfoxsmith.com

Clare Lane
07866 622 013
clarelane@brayfoxsmith.com



David Cuthbert
07710 183 423
dcuthbert@hanovergreen.co.uk

Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

A development and investment by



DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

February 2025. Designed and produced by Graphicks | [graphicks.co.uk](https://www.graphicks.co.uk)