

# MANSEL.

3,452 – 15,254 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.

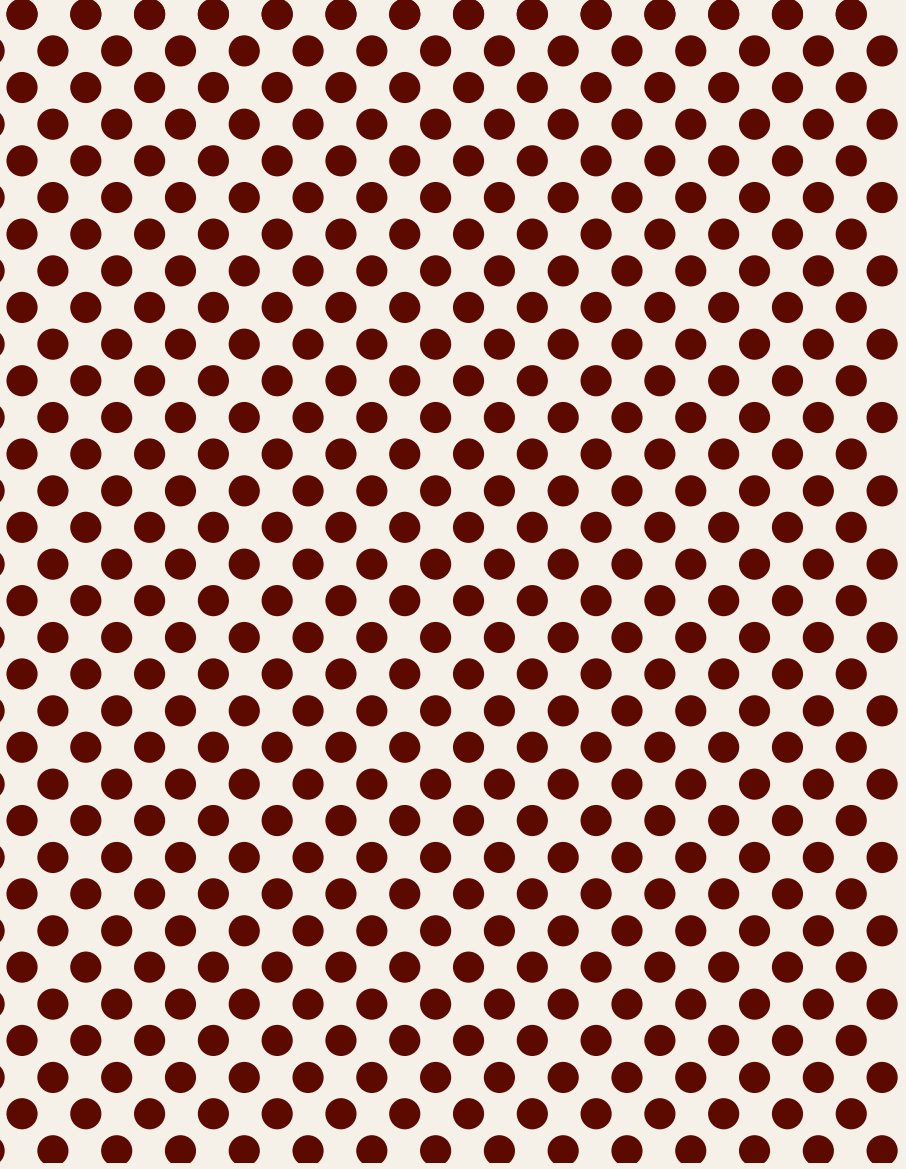
# ACCOMMODATION

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	15,254 SQ FT	1417.1 SQ M

\*Let but available by separate negotiation

Approx Net Internal Areas





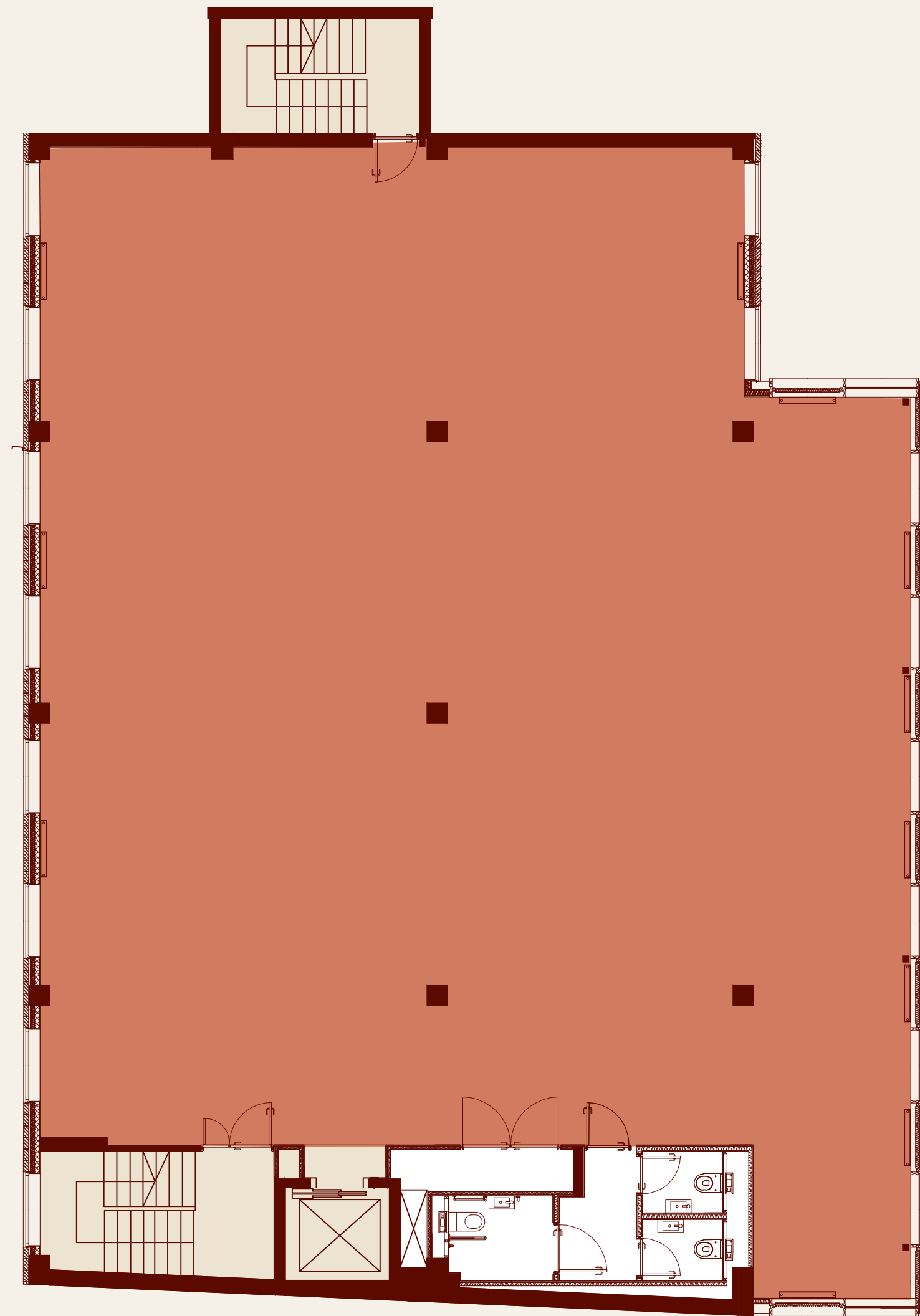
## 4th floor - Cat A

3,452 SQ FT

320.7 SQ M

### KEY

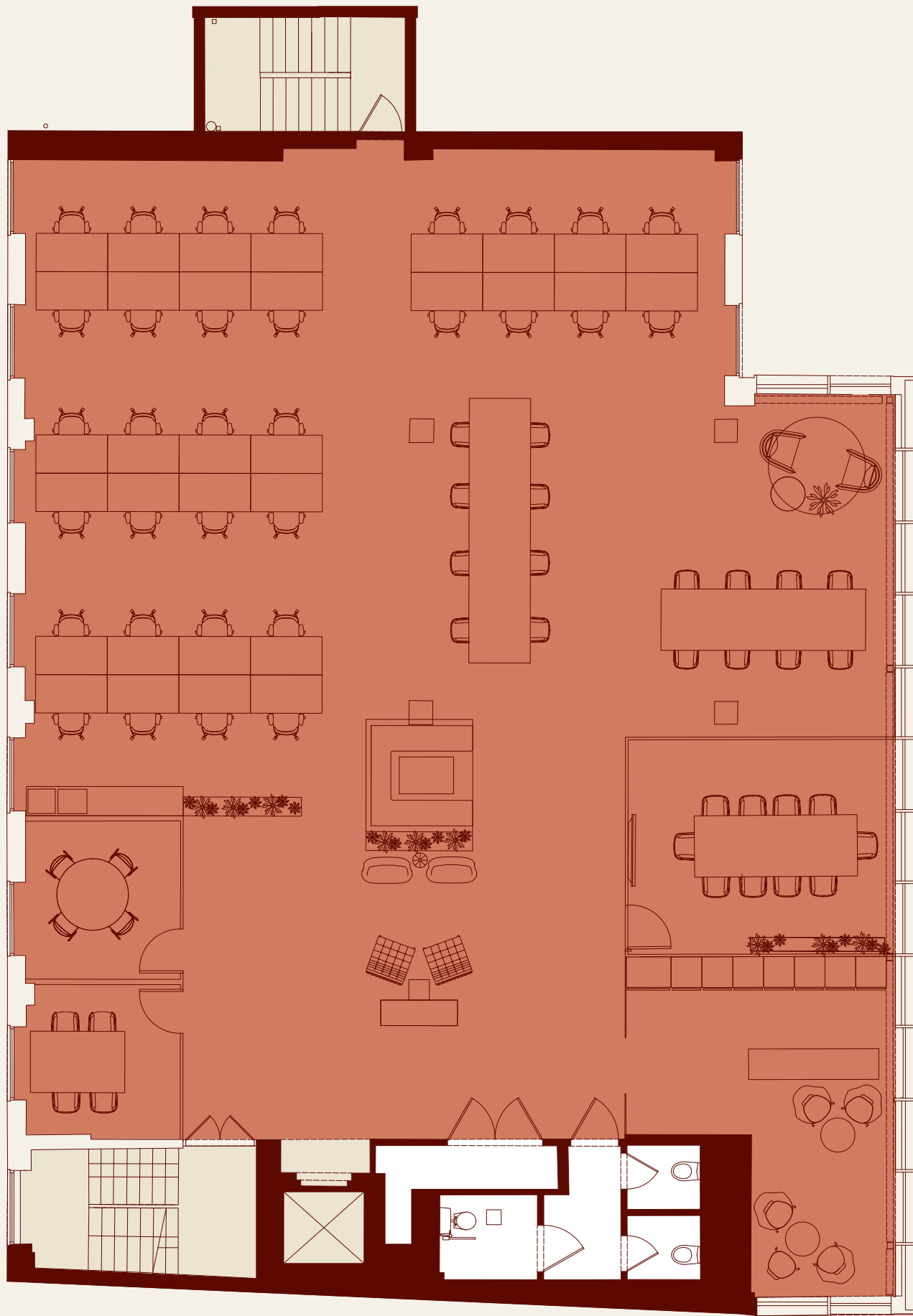
- Office floor
- WCs
- Core



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



New concierge reception



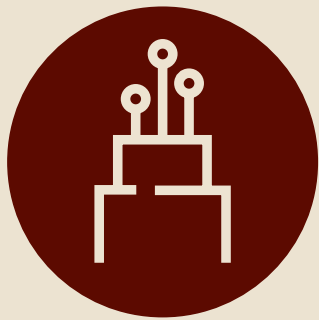
Raised access flooring



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



13-person passenger lift

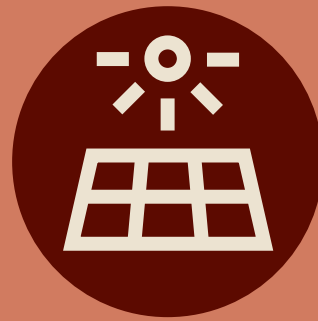
## SUSTAINABILITY



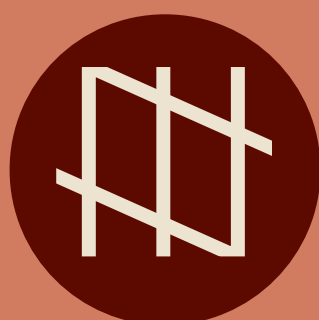
BREEAM “Excellent” rating



Biodiverse green roof



New solar panels



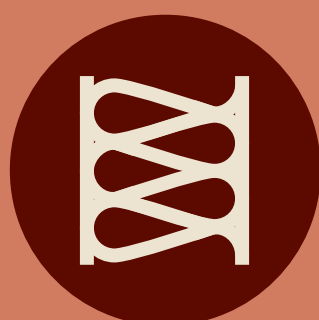
Façade reduces solar gain and cooling loads



Openable windows



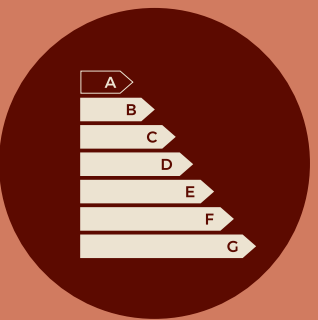
New Air Source Heat Pumps



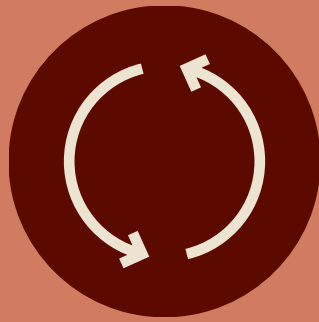
Thermally efficient insulation



Automated smart energy meters



EPC A (15)



Net Zero Carbon in operation



Biodiverse roof and bee hives

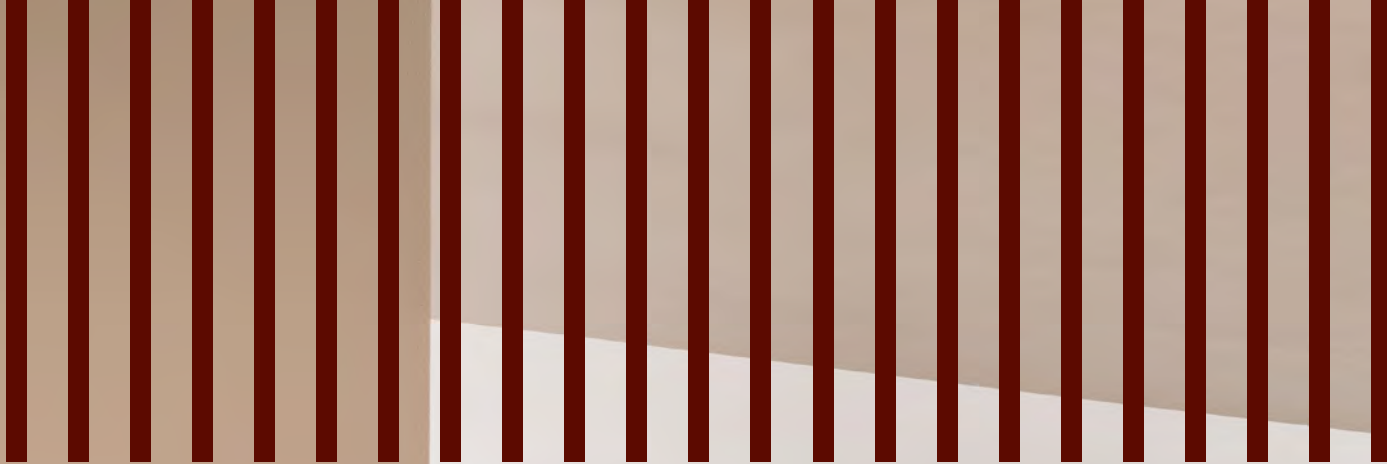
# INTERIORS

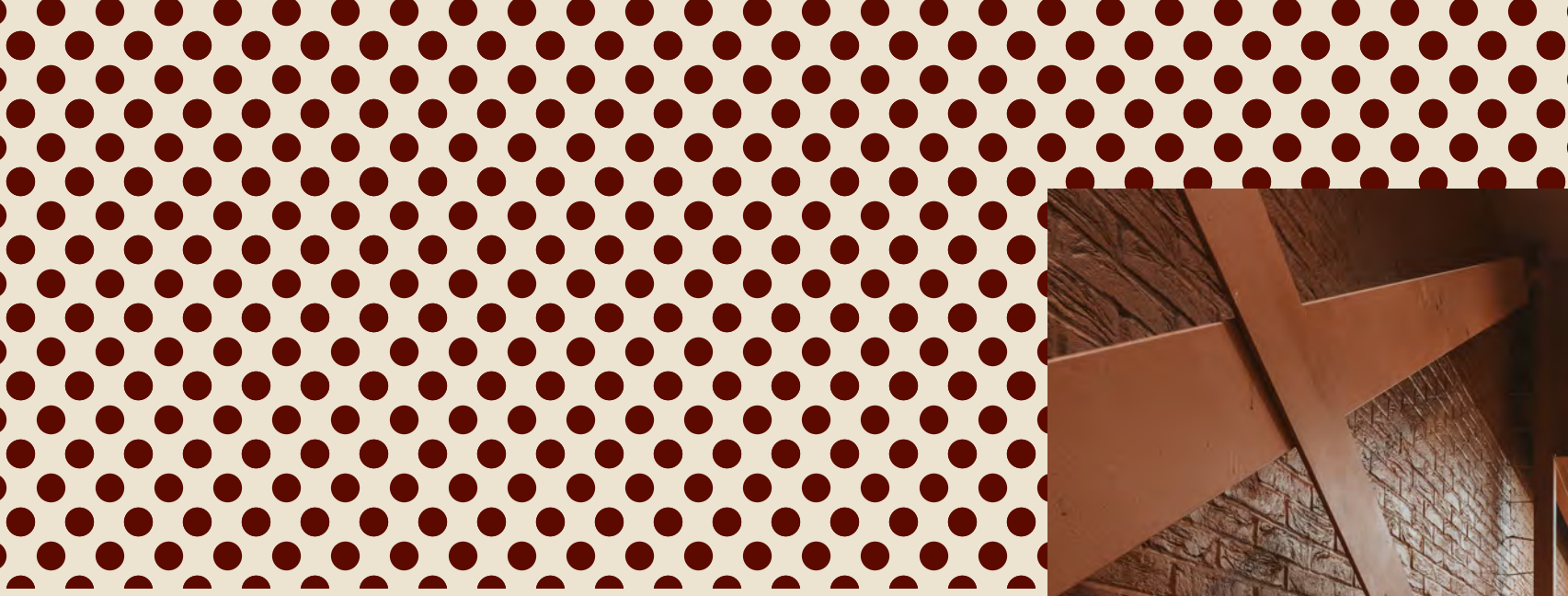


RECEPTION ●

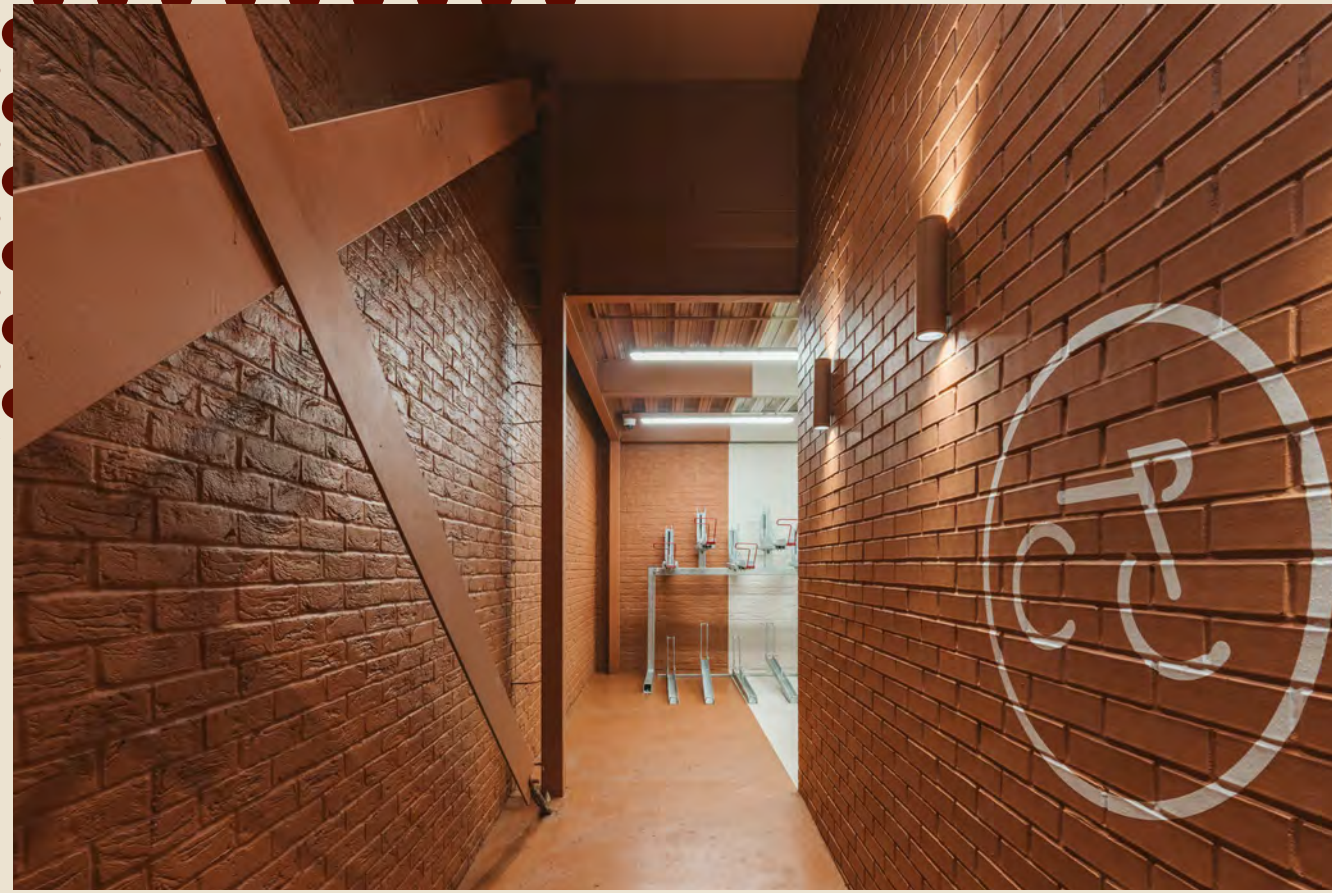


● 3RD FLOOR





● BIKE STORE



● CHANGING ROOM



● SHOWERS



**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

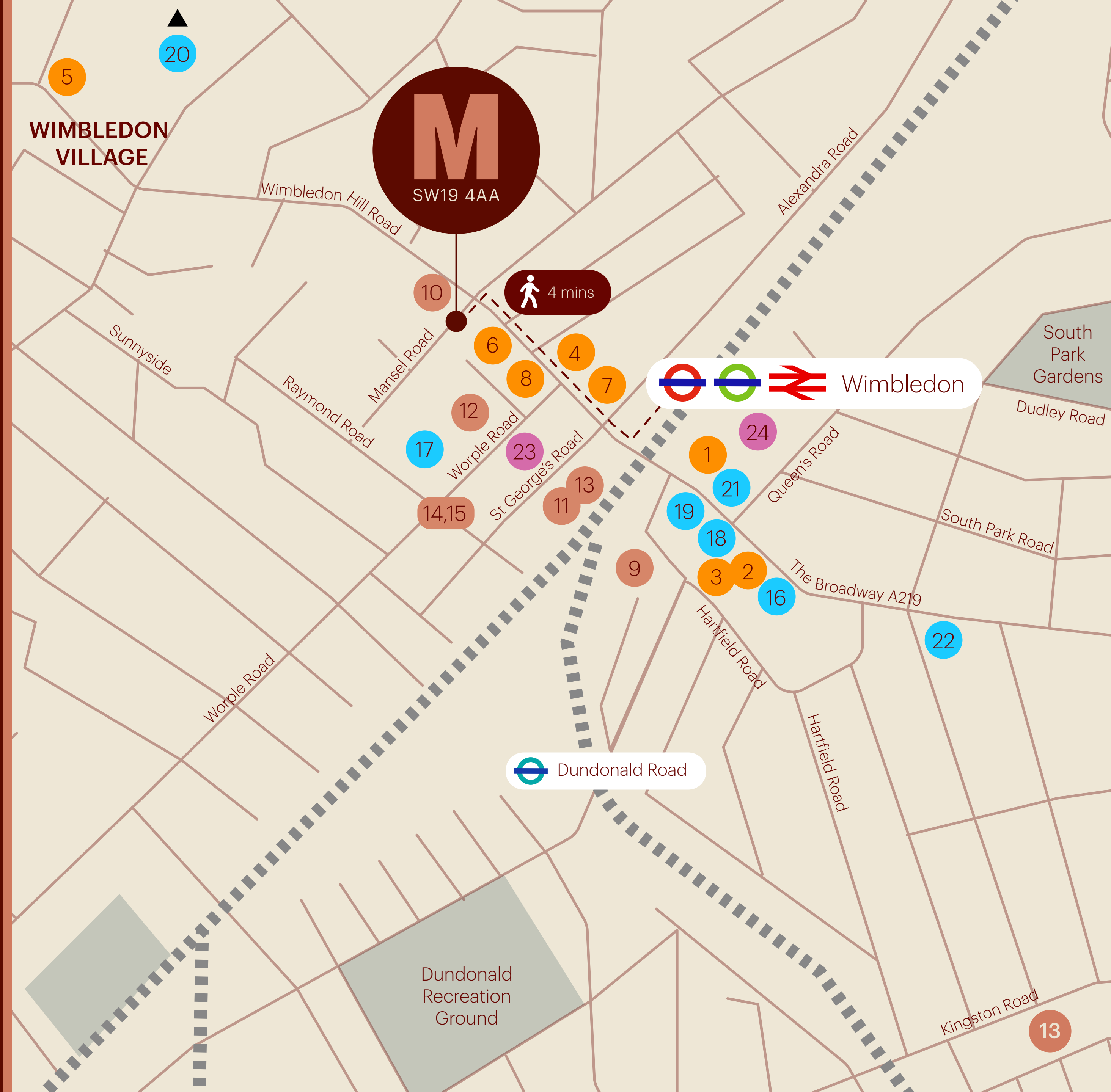
- 9 Close Brothers
- 10 Capsticks
- 11 Coty
- 12 Domestic & General
- 13 Ryman
- 14 HPD Software
- 15 ATP Media

**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

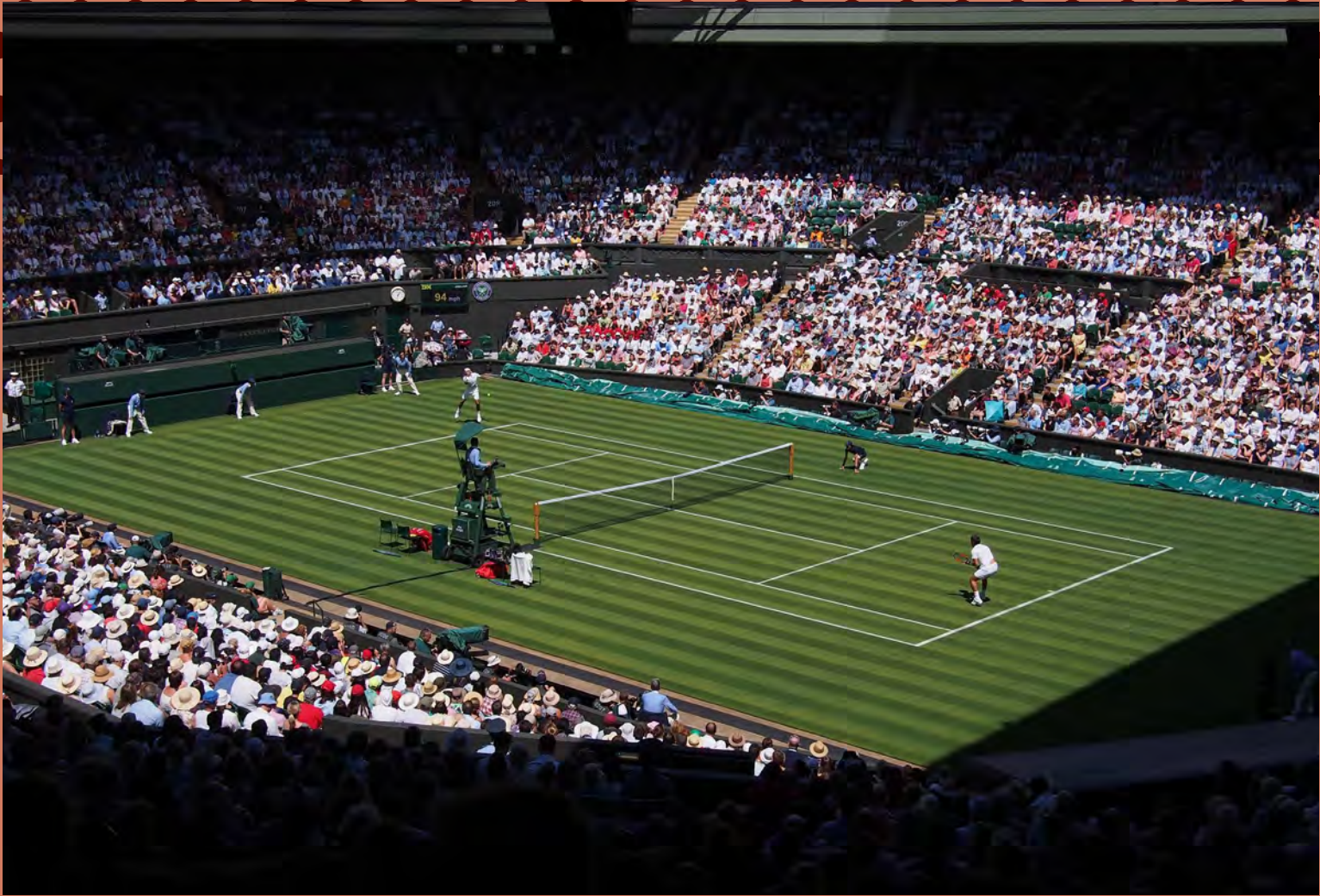
MINS

Beckenham Junction

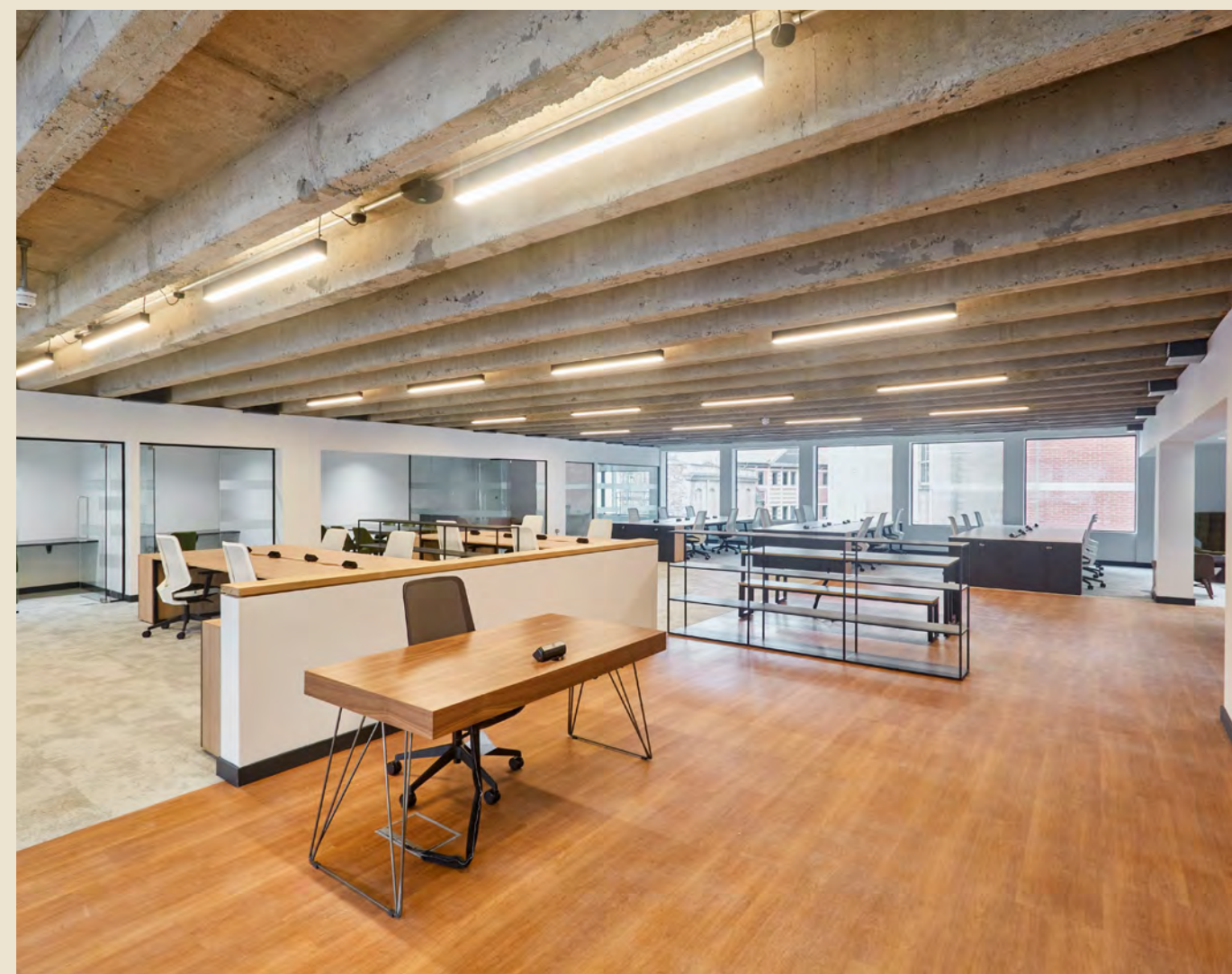
52

MINS

# WIMBLEDON



# DEVELOPER CREDENTIALS



“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

## 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.



# MANSEL.

2A MANSEL ROAD  
WIMBLEDON SW19 4AA

///BLANK.CURE.SHEEP

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



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