

MANSEL.

1,495 – 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.

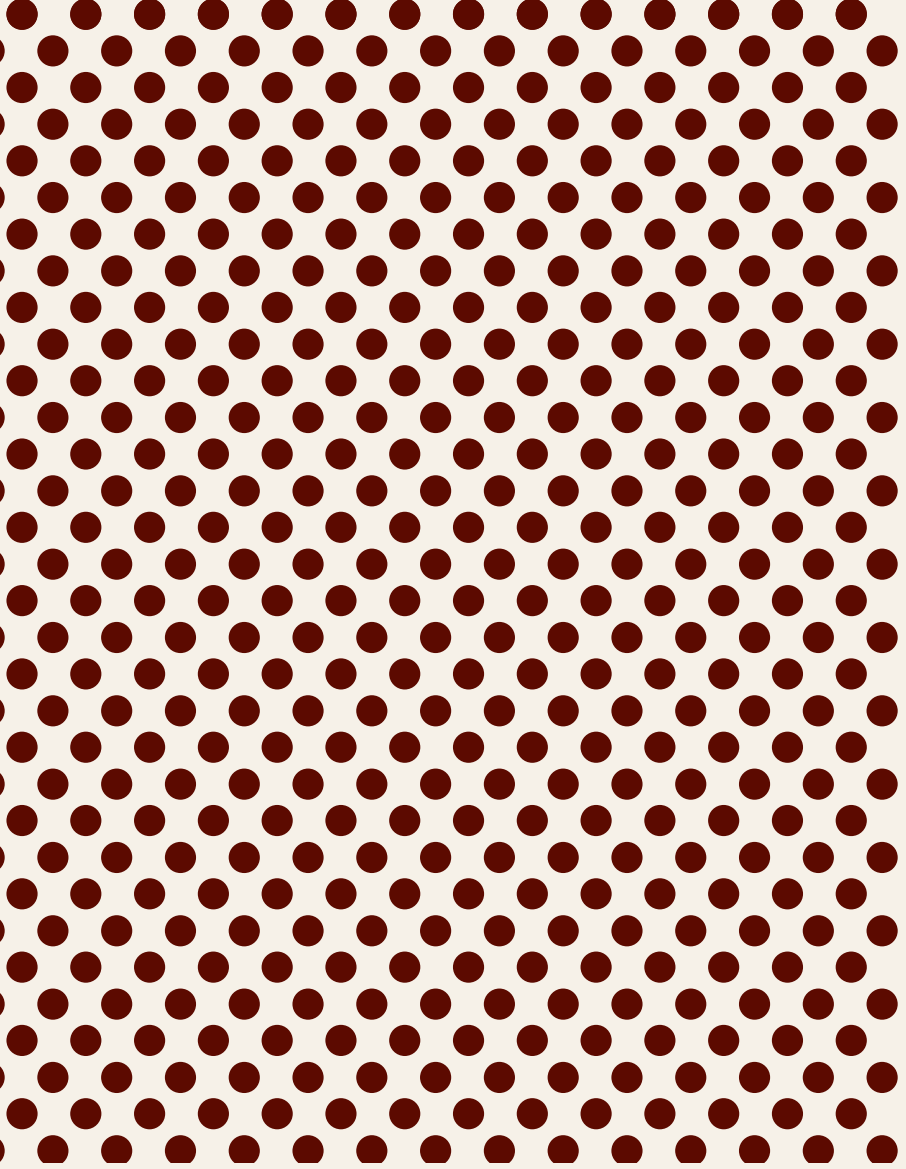
ACCOMMODATION

	1,495 SQ FT	138.9 SQ M
4th floor	1,734 SQ FT	161.1 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 – Fitted layout (split)

1.
1,495 SQ FT
138.9 SQ M

2.
1,734 SQ FT
161.1 SQ M

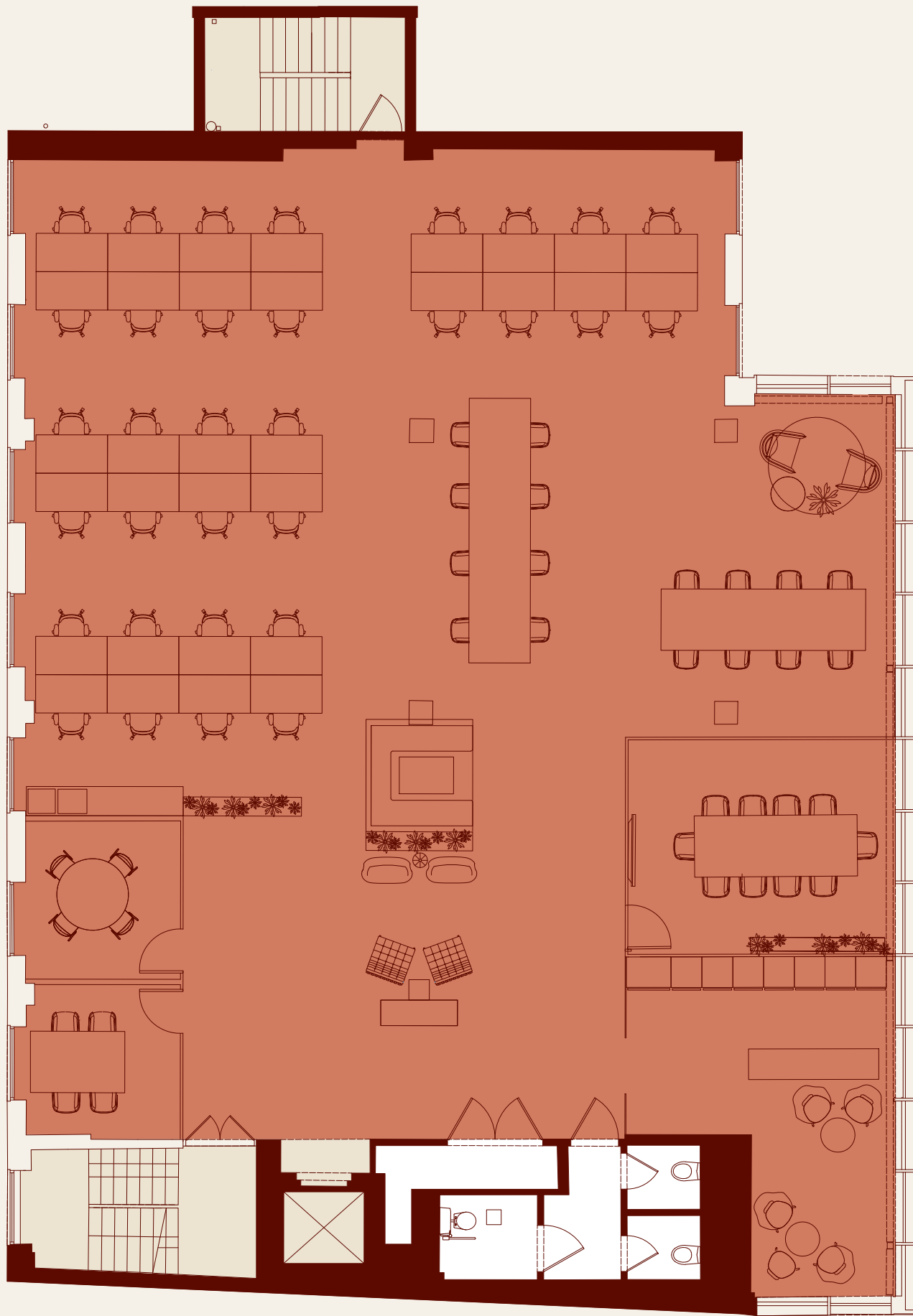
- KEY
- Office 1
 - Office 2
 - WCs
 - Core



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

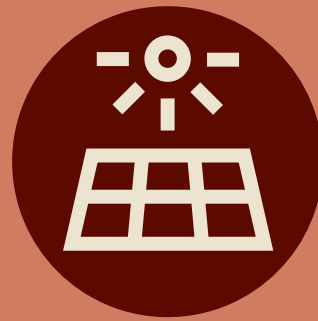
SUSTAINABILITY



BREEAM “Excellent” rating



Biodiverse green roof



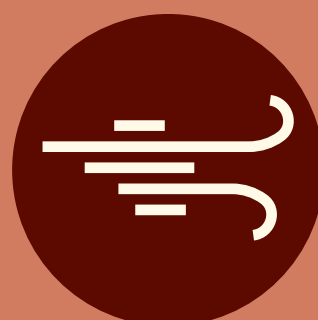
New solar panels



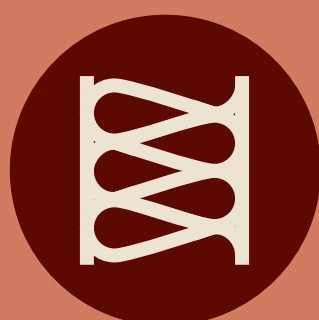
Façade reduces solar gain and cooling loads



Openable windows



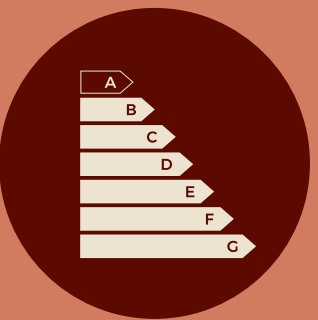
New Air Source Heat Pumps



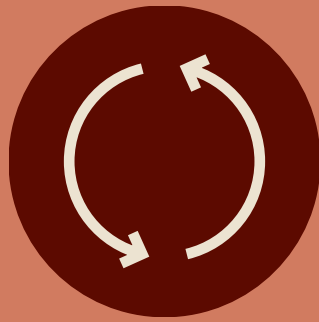
Thermally efficient insulation



Automated smart energy meters



EPC A (15)



Net Zero Carbon in operation



Biodiverse roof and bee hives

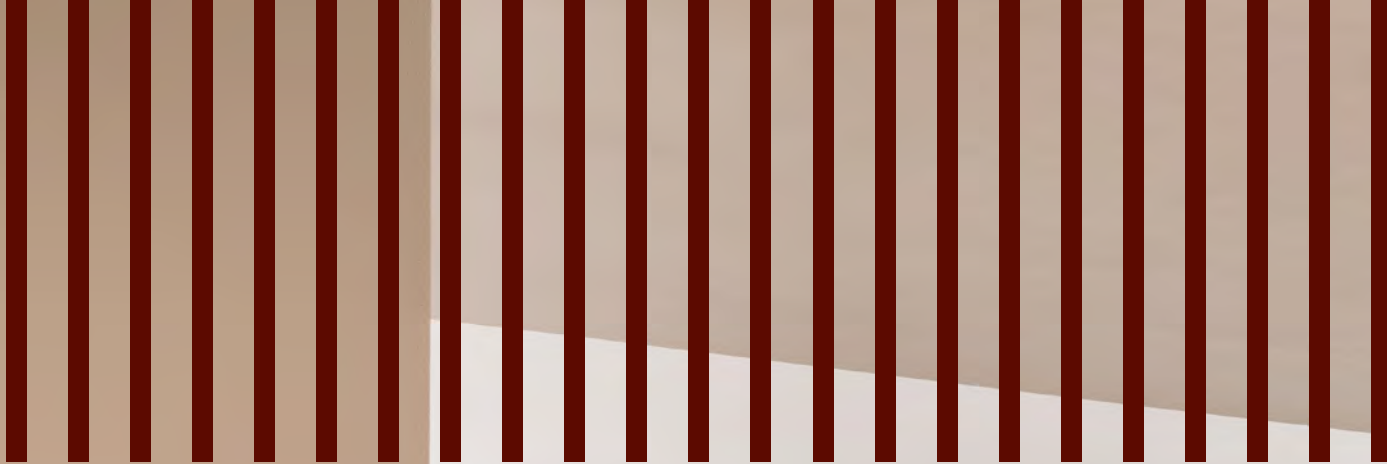
INTERIORS



RECEPTION ●



● 3RD FLOOR





● BIKE STORE



● REAR SEATING AREA



● CHANGING ROOM



● SHOWERS



RALLY
FOR
SUCCESS

WIMBLEDON
WIMBLEDON
WIMBLEDON

Q & 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

●

LEISURE

16

Nuffield Health

17

Virgin Active

18

Odeon

19

Curzon Cinema

20

Wimbledon Tennis

21

Third Space

22

Wimbledon Theatre

●

OFFICE OCCUPIERS

9

Close Brothers

10

Capsticks

11

Coty

12

Domestic & General

13

Ryman

14

HPD Software

15

ATP Media

●

RETAIL

23

Elys Department Store

24

Centre Court Shopping Centre

A detailed map of Wimbledon, London, showing bus routes and landmarks. The map is centered on Wimbledon Village, with a large red circle containing a white 'M' and the postcode 'SW19 4AA' indicating the main bus station. A dashed line represents the Wimbledon branch of the London Underground, with a '4 mins' walking time indicated. The map shows various roads including Wimbledon Hill Road, Alexandra Road, Queen's Road, The Broadway A219, Hartfield Road, Kingston Road, Worple Road, Raymond Road, and Manse Road. Landmarks such as South Park Gardens, Dundonald Recreation Ground, and a large green area (likely Wimbledon Common) are shown. Bus routes are marked with colored circles and numbers: 5 (orange), 20 (blue), 10 (red), 6 (orange), 4 (orange), 8 (orange), 7 (orange), 12 (red), 17 (blue), 23 (purple), 14,15 (red), 11 (red), 13 (red), 9 (red), 1 (orange), 24 (purple), 21 (blue), 19 (blue), 18 (blue), 3 (orange), 2 (orange), 16 (blue), 22 (blue), and 13 (red). A legend in the top right corner shows the Wimbledon branch of the London Underground and the Dundonald Road branch. A scale bar in the bottom right corner indicates distances in miles (0 to 1) and kilometers (0 to 1.6).

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



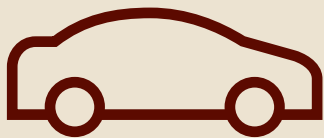
TRAMLINK
Servicing Croydon, New Addington and Beckenham. Connecting to National Rail network and London Overground.



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

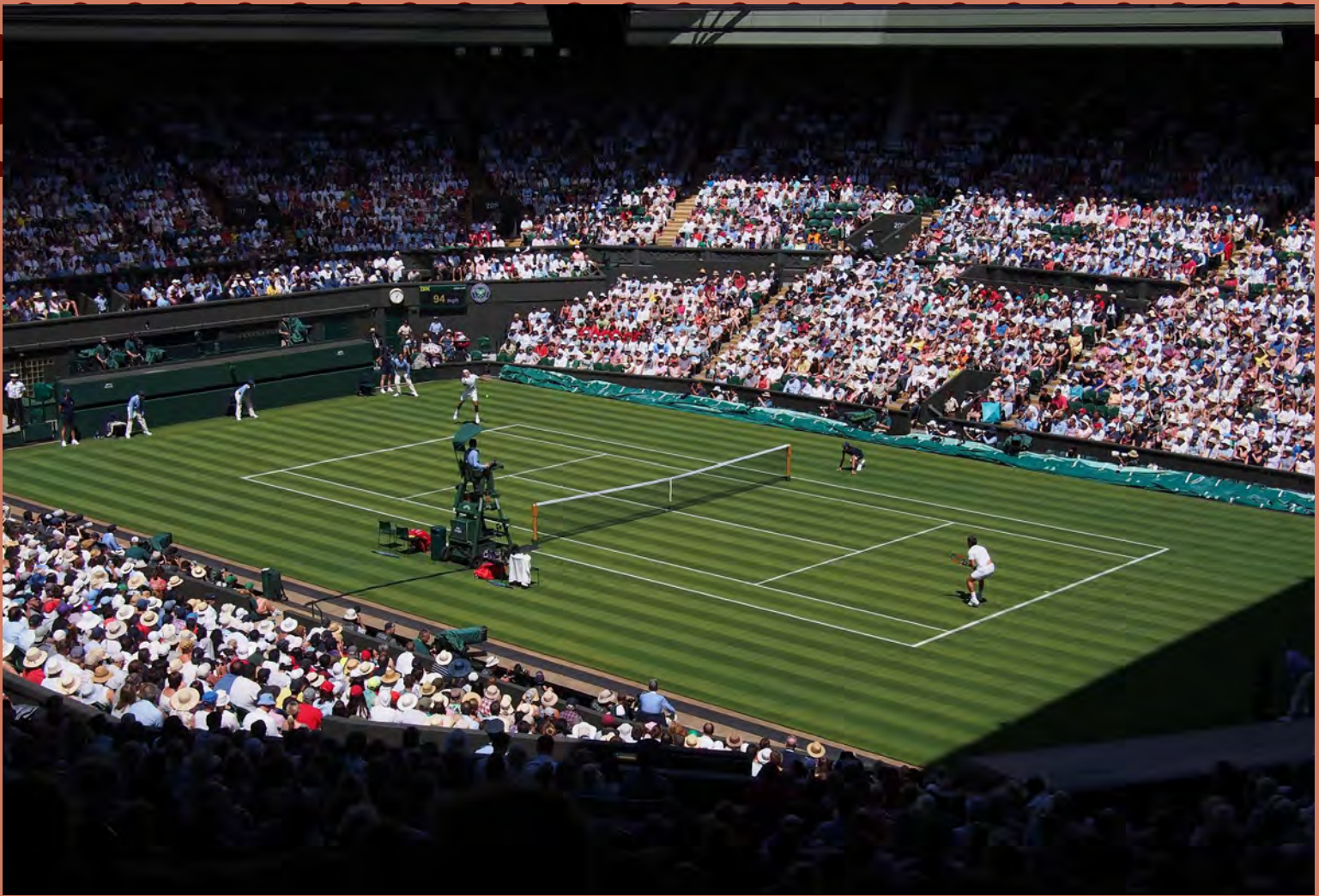
MINS

Beckenham Junction

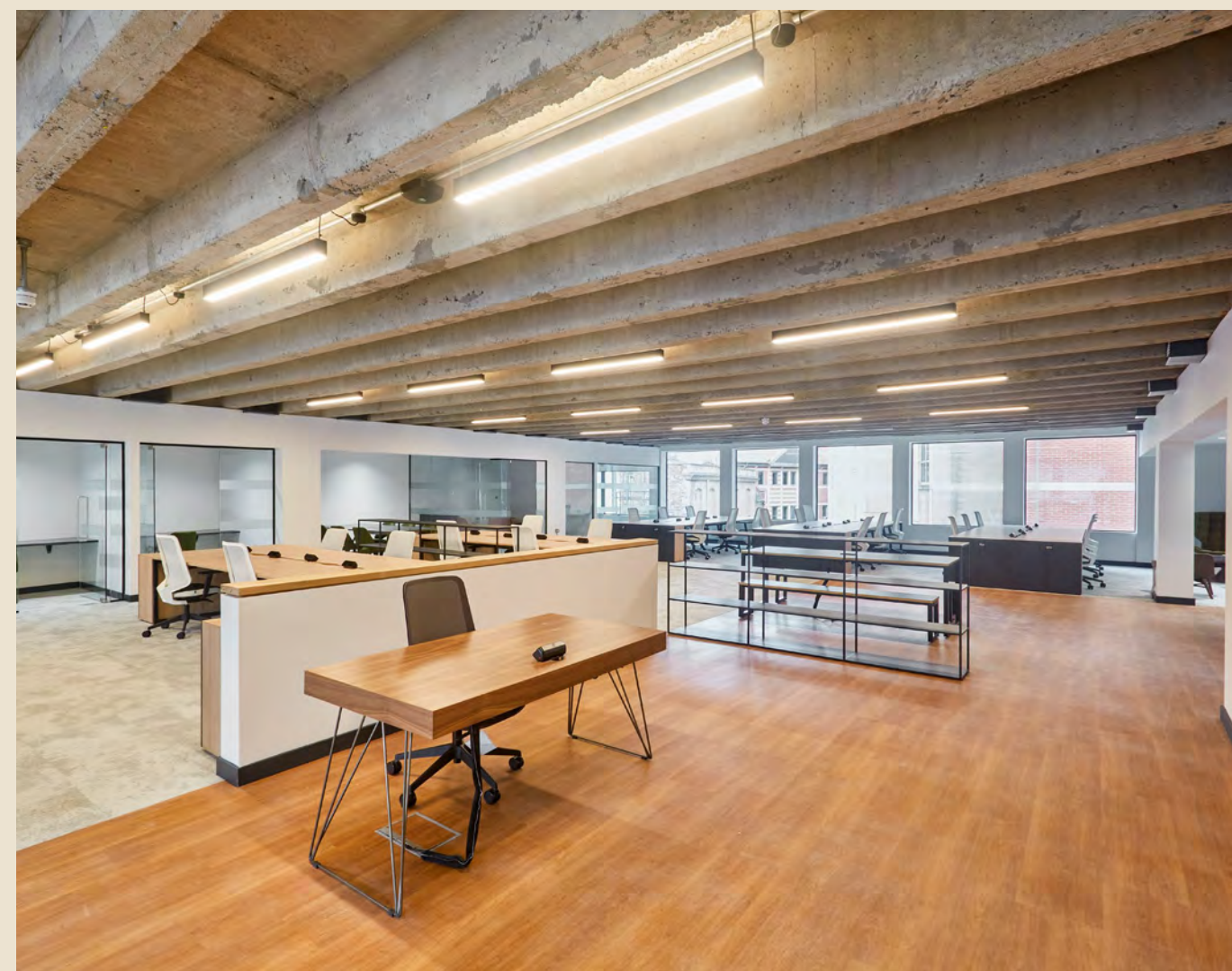
52

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

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A development and investment by  **Korol**

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