

# 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 will undergo a repositioning in Q1 2024 to provide high quality Grade A office space and an ESG-enhanced specification.



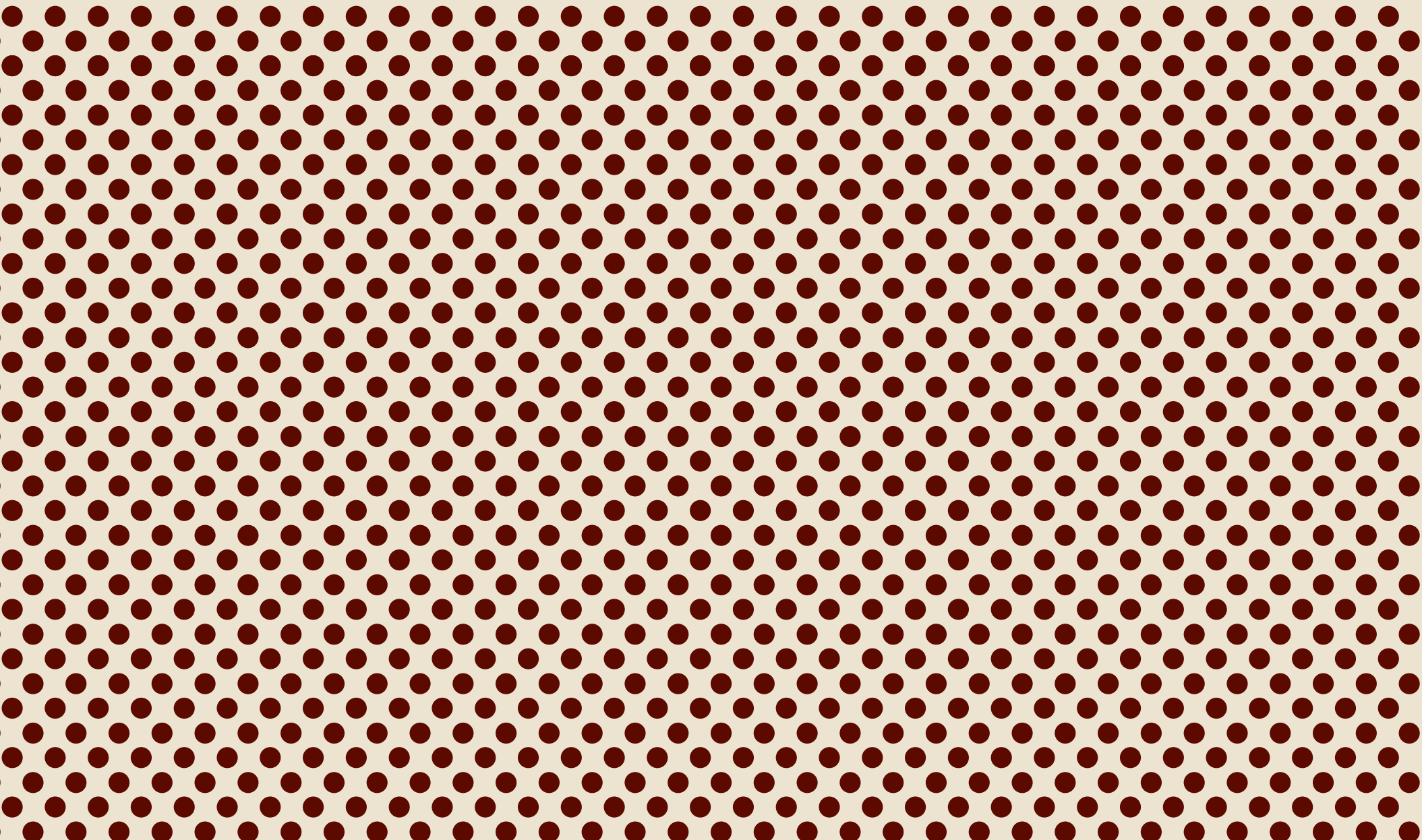
# ACCOMMODATION

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
<b>Total</b>	<b>17,404 SQ FT</b>	<b>1616.8 SQ M</b>

\*Plus Roof terrace

\*\*Let but available by separate negotiation

Approx Net Internal Areas



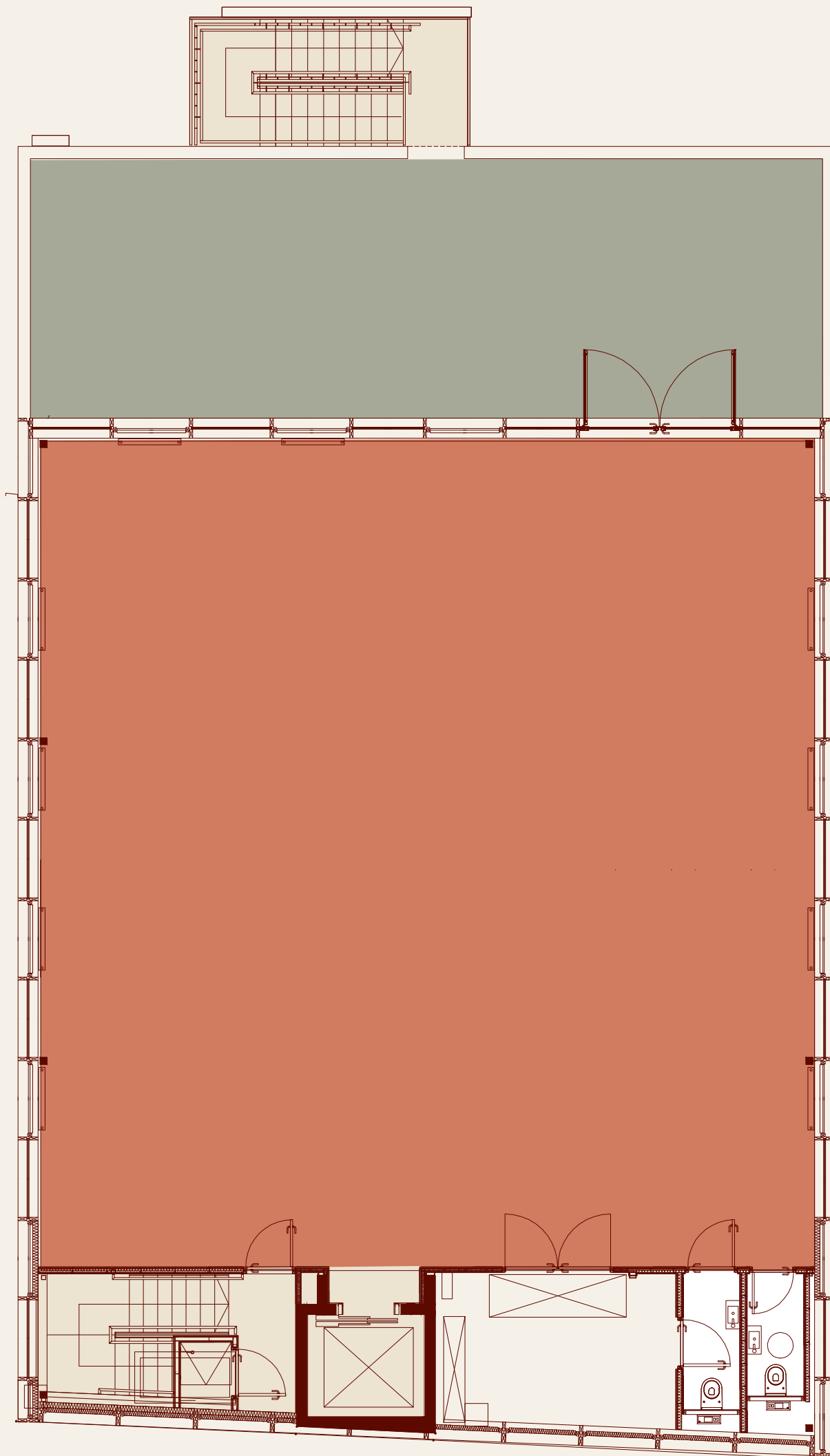


## 5th floor - Cat A

2,150 SQ FT

199.7 SQ M

+ Roof terrace



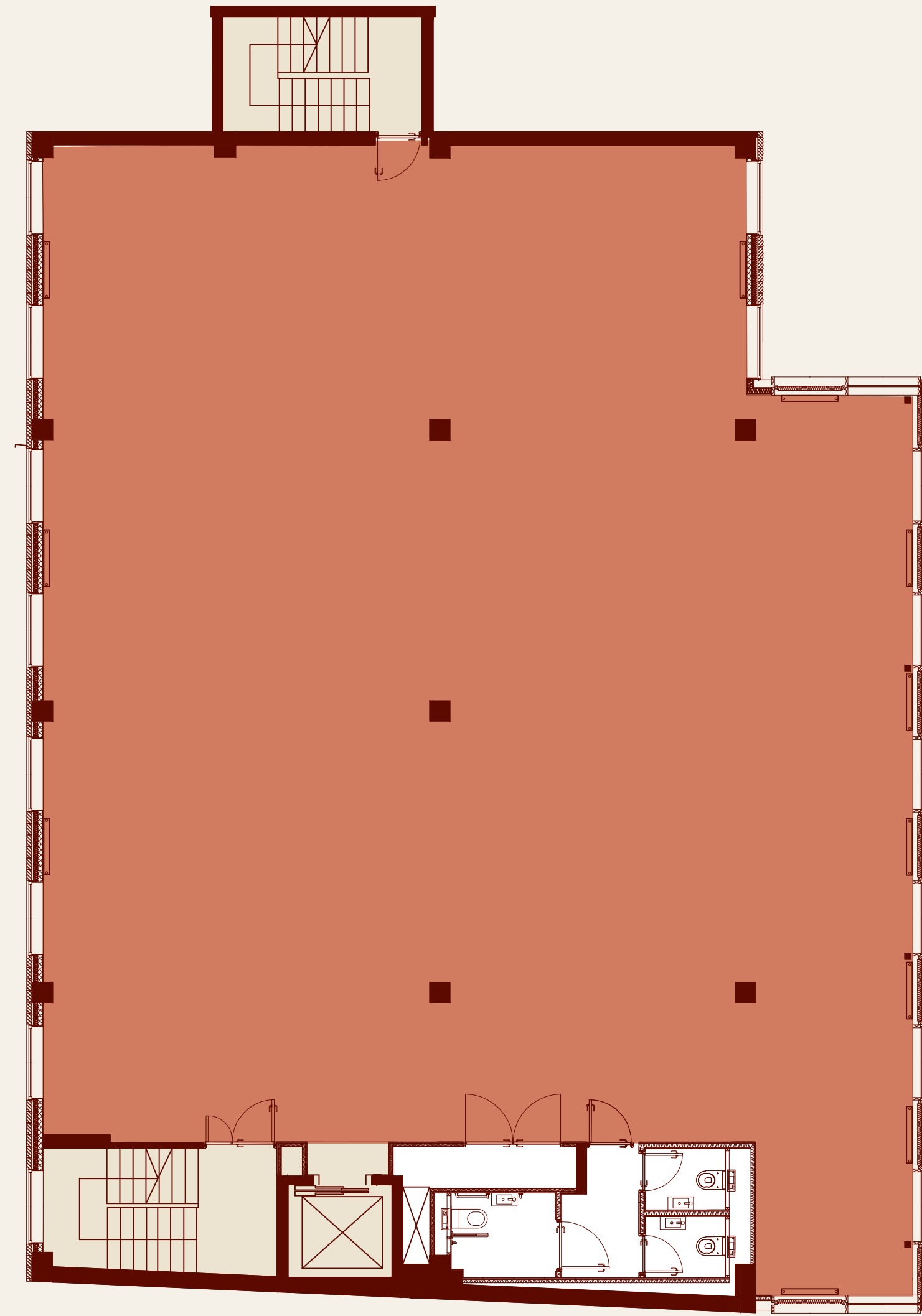
## 4th floor - Cat A

3,452 SQ FT

320.7 SQ M

### KEY

- Office floor
- WCs
- Core
- Roof terrace



Indicative furniture

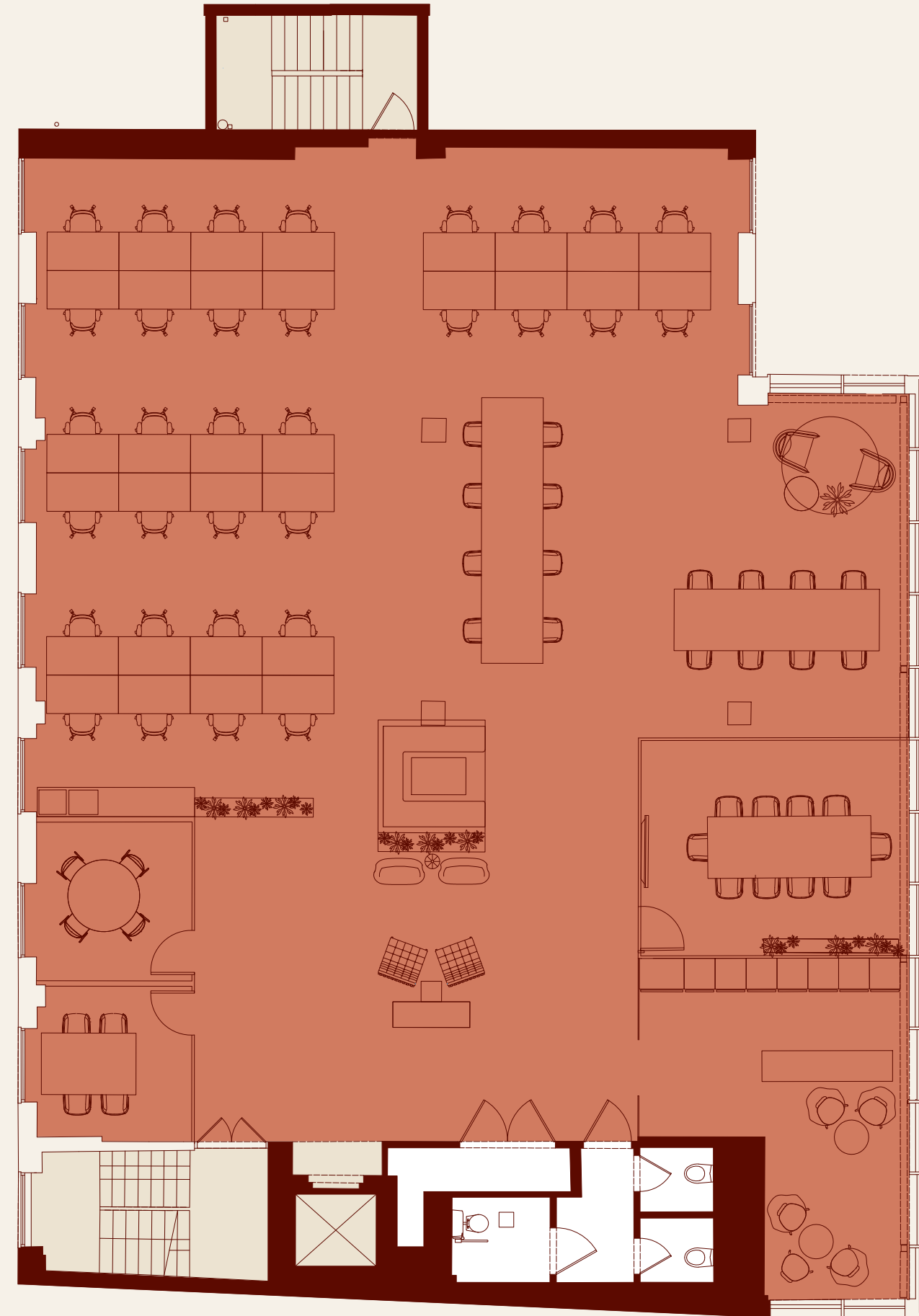


# 3rd floor – Fitted layout

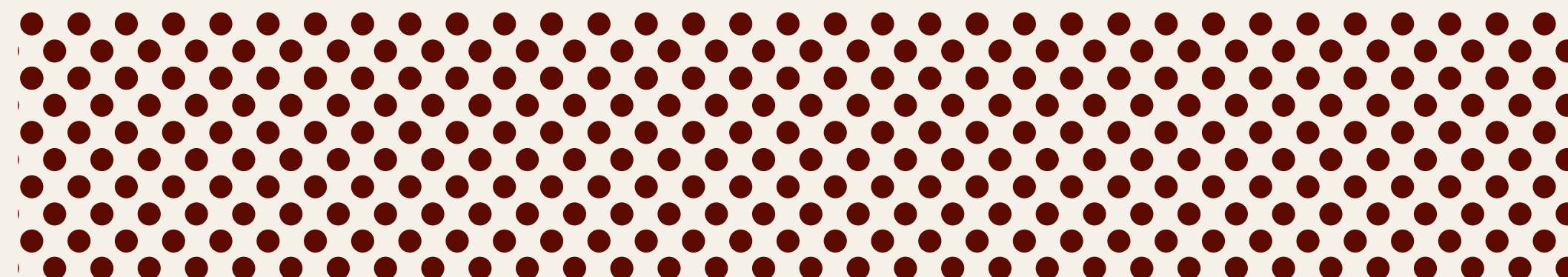
3,468 SQ FT  
322.2 SQ M

## KEY

- Office floor
- WCs
- Core



Indicative furniture





# SPECIFICATION

## BUILDING

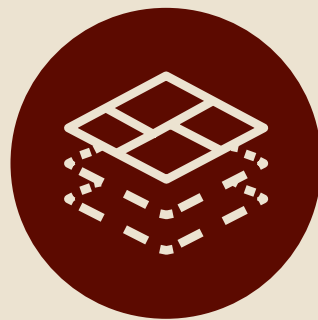
Cooling provided via embedded capillary mat system



Roof terrace on 5th floor



Raised access flooring



2 car parking spaces with EV charging points



LED lighting with motion sensors



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



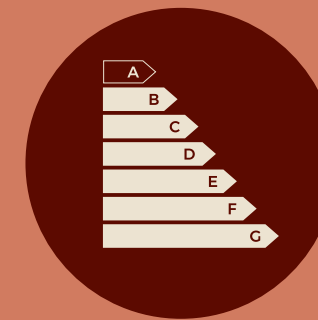
13-person passenger lift

## SUSTAINABILITY

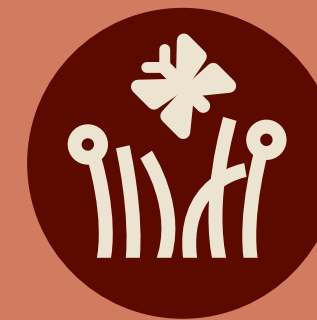
BREEAM "Excellent" rating



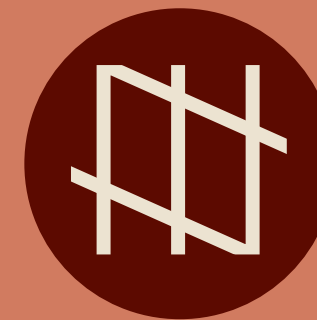
Targeting EPC A (15)



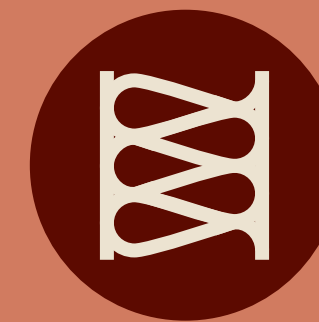
Biodiverse green roof



Façade reduces solar gain and cooling loads



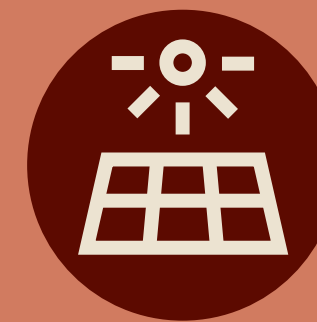
Openable windows



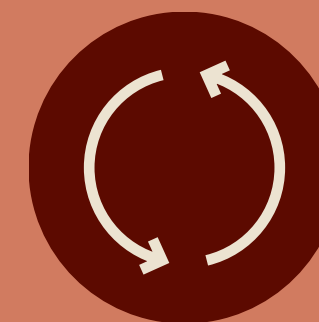
Thermally efficient insulation



Automated smart energy meters



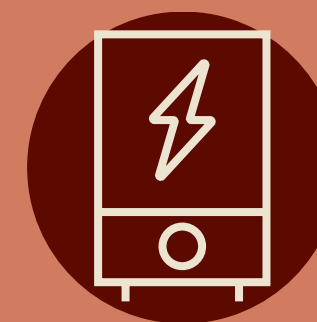
New solar panels



Net Zero Carbon in Operation



Biodiverse roof and bee hives



New Electric Boilers



# INTERIORS



CGI OF RECEPTION ●



● CGI OF OFFICE FLOOR



# SPACES



● 5TH FLOOR



● 4TH FLOOR



● 3RD FLOOR

Typical CAT A floors



**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

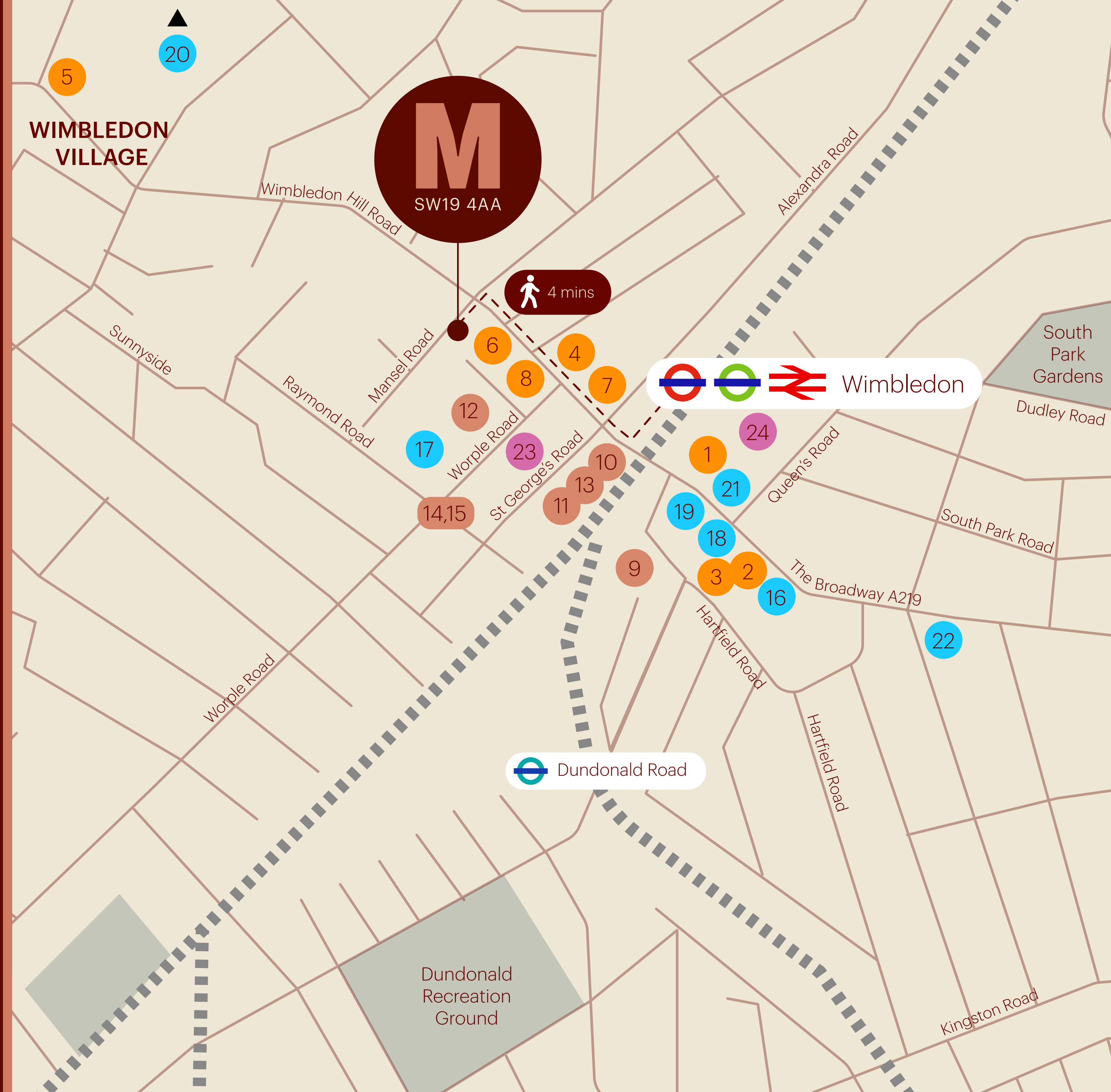
- 9 Close Brothers
- 10 Capsticks
- 11 Coty
- 12 Domestic & General
- 13 Ryman
- 14 HPD Software
- 15 ATP Media

## LEISURE

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

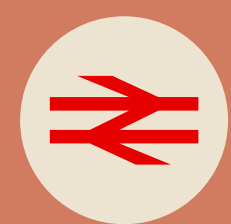
## RETAIL

- 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.



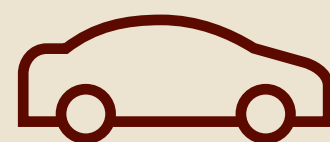
## BUSES

**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

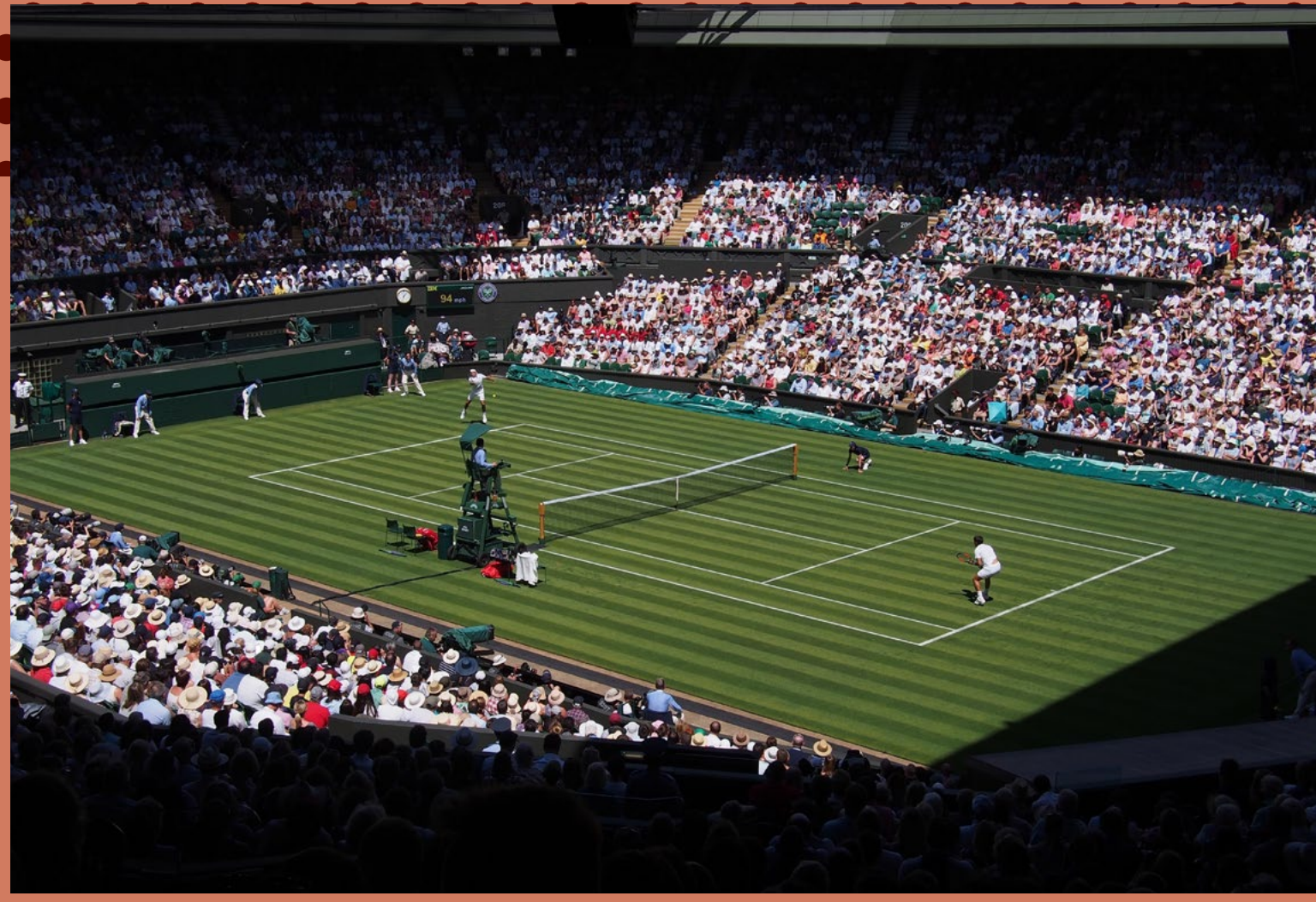
**Beckenham Junction**

52

MINS

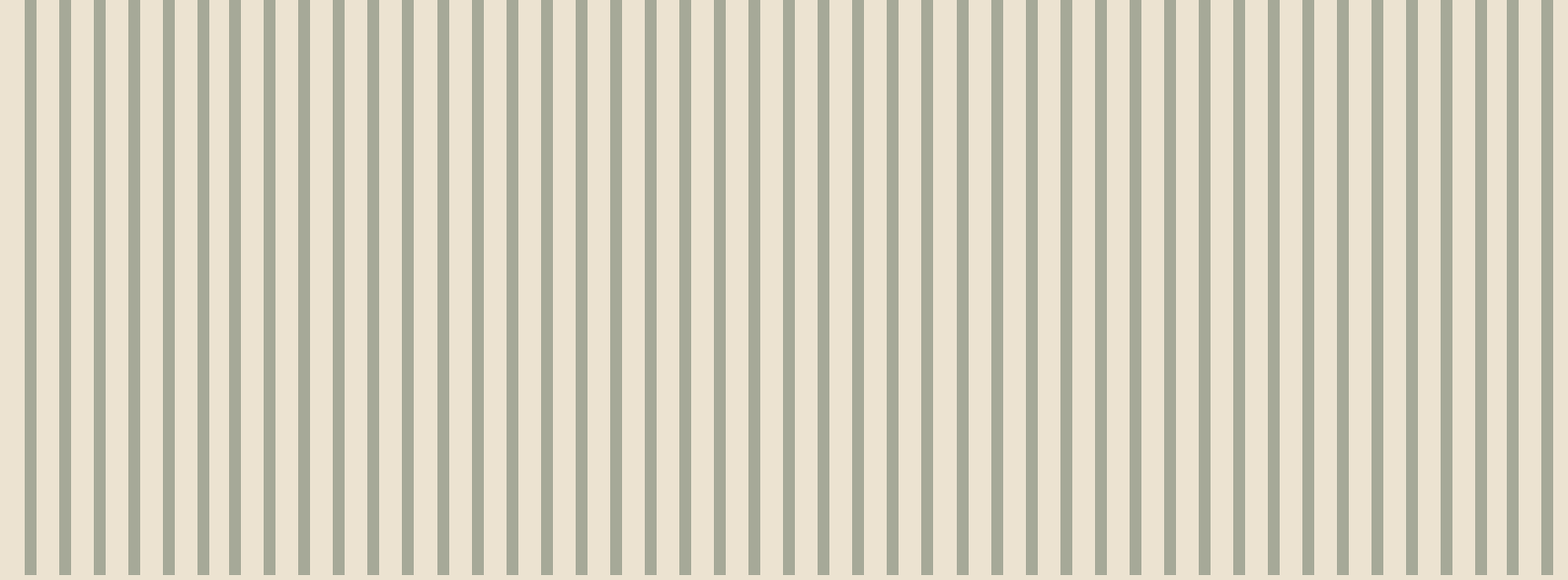


# WIMBLEDON





# DEVELOPER CREDENTIALS



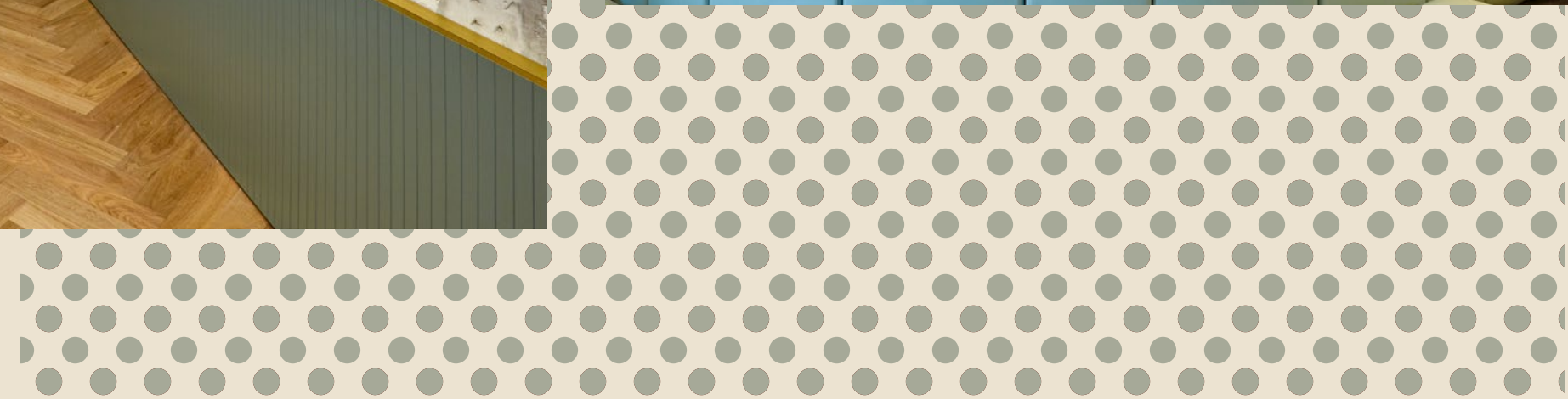
## CORN STREET, BRISTOL

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

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MANSELWIMBLEDON.COM

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A development and investment by  Korol

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