



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICES – 115 – 5,285 SQ FT (10.68 – 490.98 SQ M)

Lombard Business Park, 8 Lombard Road, London, Greater London, SW19 3TZ

DESCRIPTION

A modern business centre with a mixture of workspaces to rent.

The offices offer a cost effective way to secure an SW19 postcode for your business.

The offices are in the main building, across ground, 1st and 2nd floors, surrounding a bright atrium.

Benefits include 24-hour access, security, car parking, reception, and a dedicated centre manager.

Spaces are adaptable and Suites can be altered or combined where required.

LOCATION

The centre is located in Merton just off the A24. South Wimbledon tube station is half a mile away and Morden Road tram stop is a three minute walk.

AMENITIES

- 24 hour access
- Air conditioning units
- Break out area
- On-site parking
- Security/CCTV
- Reception
- Dedicated centre manager

RENT

On application.

TENURE

Flexible terms available. Short-term licence agreements starting from a 3-monthly rolling contract.

RATES

Some suites may be eligible for Small Business Rates Relief.

We would recommend interested parties make their own enquiries with the Local Authority.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



VIEWINGS – 020 8662 2700

James Griffiths

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Alex Bond

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AVAILABILITY

UNIT NUMBER	SQ FT	PRICE PER MONTH	PRICE PER ANNUM
GROUND FLOOR OFFICES			
Unit G004	270	£1,515	£18,180
Unit G007	150	£840	£10,080
Unit G010	120	675	£8,100
Unit G015	380	£2,135	£25,620
Unit G016	480	£2,700	£32,400
FIRST FLOOR OFFICES			
Unit 108	375	£1,920	£23,040
Unit 110	1000	£5,125	£61,500
Unit 113	130	£665	£7,980
Unit 115	130	£665	£7,980
Unit 119	130	£665	£7,980
Unit 120	295	£1,510	£18,120
Unit 121	275	£1,405	£16,860
Unit 122	365	£1,870	£22,440
Unit 123	275	£1,405	£16,860
Unit 128	295	£1,510	£18,120

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UNIT NUMBER	SQ FT	PRICE PER MONTH	PRICE PER ANNUM
Unit 129	295	£1,510	£18,120
Unit PH1	210	£1,120	£13,440
Unit PH2	210	£1,120	£13,440
Unit PH3	210	£1,120	£13,440
Unit PH4	210	£1,120	£13,440
Unit PH5	360	£1,925	£23,100
Unit PH6	340	£1,815	£21,780
Unit PH7	210	£1,120	£13,440
Unit PH8	210	£1,120	£13,440
Unit PH9	210	£1,175	£14,100
Unit PH10	210	£1,175	£14,100
Unit PH11	210	£1,120	£13,440
Unit PH12	210	£1,175	£14,100
Unit PH13	293	£1,565	£18,780
SECOND FLOOR OFFICE			
Unit 203	135	£620	£7,440
GROUND FLOOR WAREHOUSE			
Unit 026D	1,399	£4,245	£50,940

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