

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

Office Spaces To Let

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, 1^{st} and 2^{nd} 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



VIEWINGS - 020 8662 2700

James Griffiths	t: 02086
Alex Bond	t: 0773
Charlie Mckechnie	t: 020 8

02086 622 711	e: jgi
07738 890 302	e: ab
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MAKING PROPERTY WORK

SHW.CO.UK



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.

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VAT

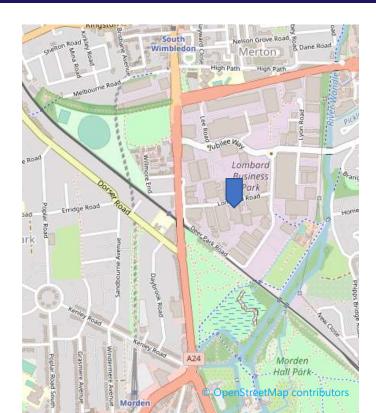
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E.



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	

AVAILABILITY

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Alex Bond	t: 07738 890 302
Charlie Mckechnie	t: 020 8662 2737

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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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