

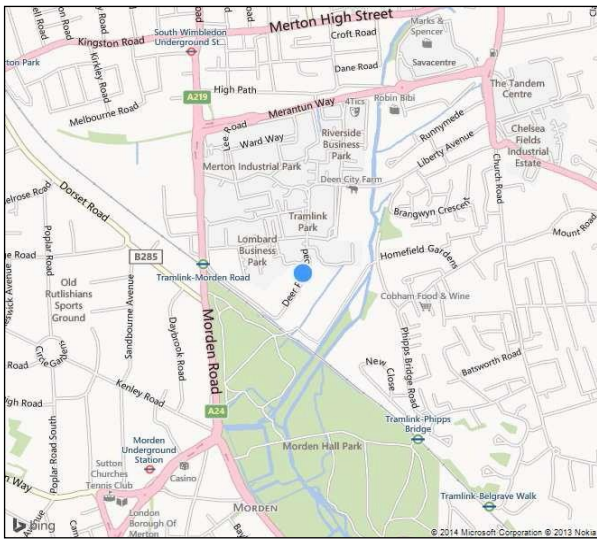


**TO LET  
OFFICE SUITE**

**12 DEER PARK ROAD  
LONDON  
SW19 3TL**



***Accommodation: 1,450 Sq Ft (134.71 sq m)***



## **LOCATION**

Deer Park Road is located on the Lombard Trading Estate. There are good transport connections within the locality. South Wimbledon Underground station (Northern Line) and Morden Road Tram stations are the nearest transport links to the property. Morden Mainline and Wimbledon Mainline stations are also within the vicinity. The unit is well placed within the local road network with easy access to the A24 and A298 (leading to the A3).

## **DESCRIPTION**

Office accommodation plus two meeting rooms and a private kitchen offered on an all-inclusive basis (rent, business rates, electricity, heating).

## **AMENITIES**

- Good quality office accommodation
- Good transport links
- Parking available
- Reception area

## **TENURE**

A new lease for a term of three years, other terms to be agreed.

## **SUITES AVAILABLE**

1,450 sq. ft. (134.71 sq. m.)

## **MONTHLY RENTAL**

£3,200 plus VAT per calendar month.

## **EPC**

Band D (88).

## **RATES**

Business rates are included in the monthly rental.

## **SERVICE CHARGE**

Service charge costs are included in the monthly rental.

## **LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction.

## **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Nick Vaile or Stewart Rolfe**

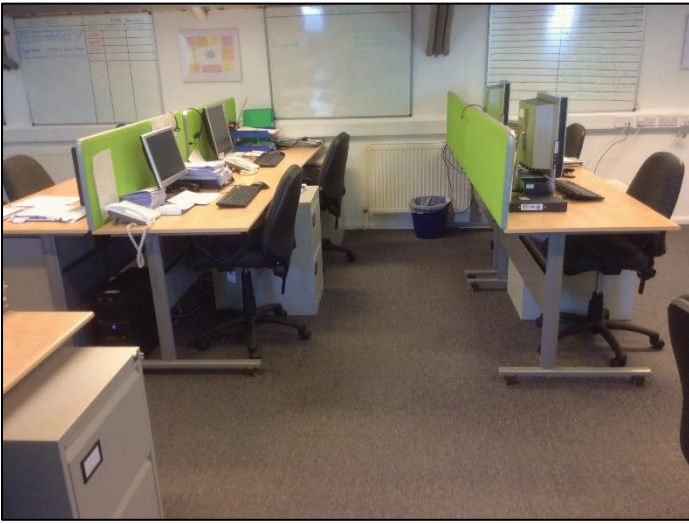
**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property





*Office Accommodation*



*Meeting Room One*



*Meeting Room Two*



*Private Kitchen*

**Energy Performance Certificate** HM Government

Non-Domestic Building

12 Deer Park Road  
LONDON  
SW19 3FB

**Certificate Reference Number:**  
9209-3067-0143-0700-6225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

88

This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 2338  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 51.62

**Benchmarks**

Buildings similar to this one could have ratings as follows:

26
If newly built

70
If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.