SWANCOURT WIMBLEDON

SW19 4JS

A MCKAY BUILDING

AN IDHA PIACH KOR BUSINESS

Situated in one of the best connected locations in Greater London, Swan Court delivers contemporary office space in a thriving commercial centre.





MAKING AN ENTRANCE

Swan Court offers a range of sizes up to 20,107 sq ft of stylish high specification office accomodation in the heart of Wimbledon's town centre. These spaces will be finished in Q4 2021 and options include:

3,729 sq ft 9,849 sq ft 13,987 sq ft 20,107 sq ft 6,120 sq ft 10,258 sq ft 16,378 sq ft



An international icon with a great British character, Wimbledon is an exceptionally desirable district to work in.







Wimbledon Commmon



Those who work in Wimbledon are spoilt for choice. They can enjoy everything from popular retail brands and contemporary eateries through to the lavish boutiques, traditional pubs and expansive green spaces of Wimbledon Village.

UNRIVALED CONNECTIONS







With up to 12 trains an hour stopping at Wimbledon Station, it provides express mainline rail services to and from central London in only 16 minutes, passing through Vauxhall and Clapham Junction. It also services key suburban areas such as Surbiton and Weybridge as well as much of Surrey and Hampshire.



District Line to Putney, Fulham, Earl's Court and Paddington, from where central London, Heathrow and many other destinations are within easy reach.

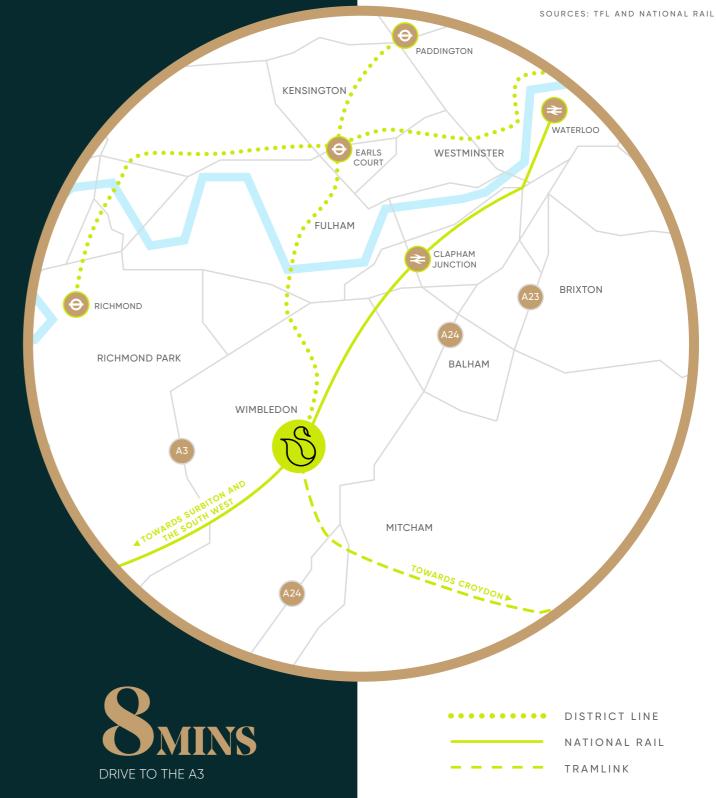


The Croydon Tramlink provides a swift and efficient east-west connection from Wimbledon, to Croydon, Beckenham and beyond.



Numerous local bus routes, and the nearby A3 joining to the M25 at Junction 9.



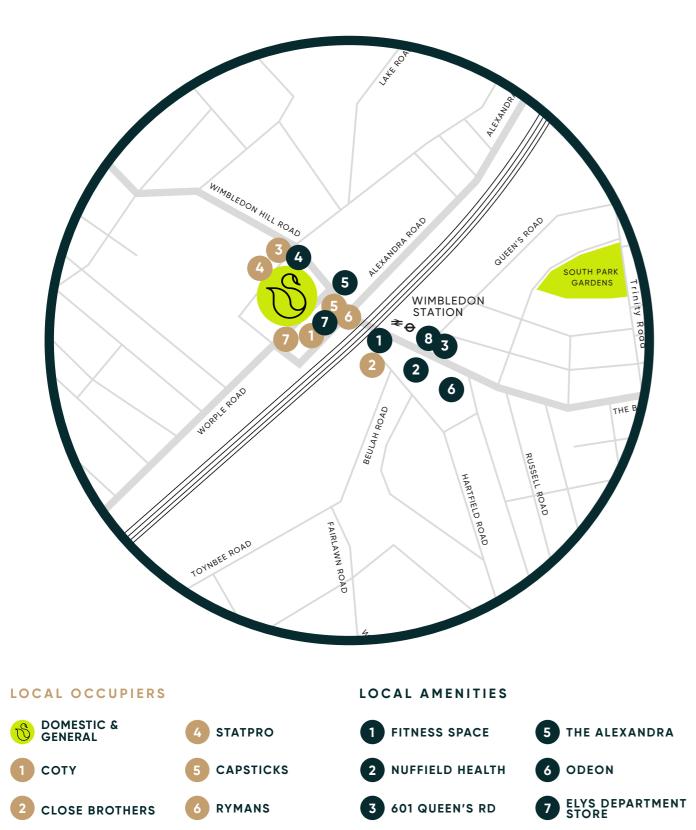


TRAVEL TIMES FROM WIMBLEDON STATION

DESTINATION	MINS
CLAPHAM JUNCTION	6
SURBITON	6
KINGSTON	13
EARLS COURT	16
WATERLOO	16
PADDINGTON	29
CROYDON	30
WEYBRIDGE	39

IN THE MIX

Wimbledon is home to innovators, market leaders and HQs of established businesses who have an international and national presence.



4 STICKS N SUSHI

7 HPD LENDSCAPE

WINSHUTTLE



SHOWER AND CHANGING FACILITIES



10 SECURE

PARKING SPACES

Swan Court offers all the premium features you would expect to find in central London's most desirable office spaces. With wellbeing at the forefront, Swan Court has comfort, productivity and sustainability in mind.



EPC RATING - B

50 LOCKERS



LED LIGHTING

CENTRE COURT SHOPPING CENTRE

8

BIOPHILIC EXTERIOR DESIGN







50 SPACE BIKE STORE





24 HR SECURITY MONITORING

FREE WIFI IN COMMUNAL AREAS

FIRST CLASS FEATURES









HI SPEC MATERIALS AND FINISHING



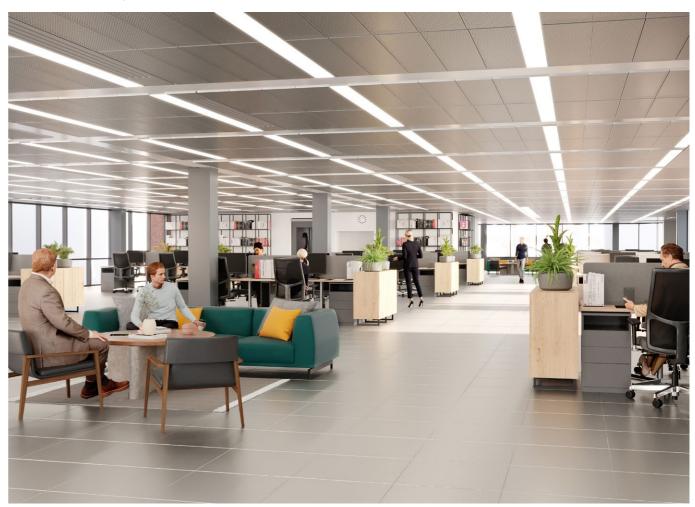
Reception



Changing room



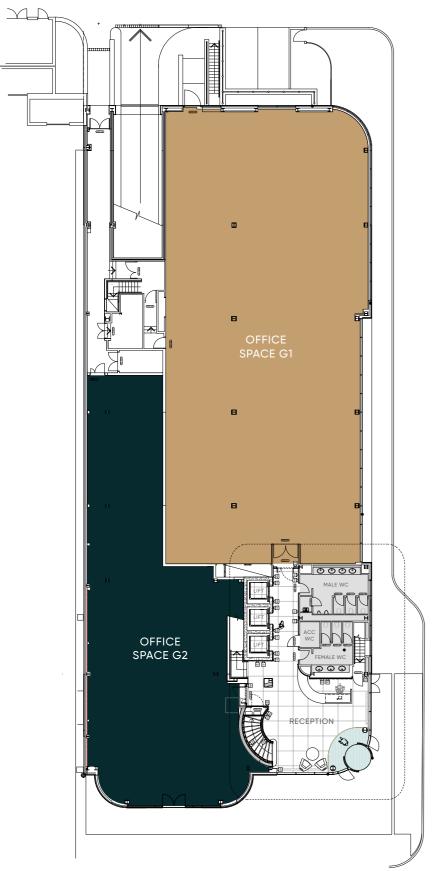
Ground floor office space



First floor office space

COMBINED TOTAL FLOOR SPACE: 20,107 SQ FT

GROUND FLOOR 5 PARKING SPACES



AREA SCHEDULE

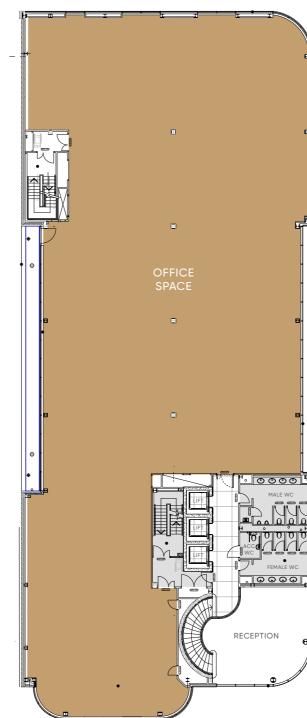
Whole floor - 9,849 sq ft

Office space G1 - 6,120 sq ft

Office space G2 - 3,729 sq ft

SPECIFICATION

- Separate ground floor entrance
- LED lighting
- Fully accessible raised access floors
- Exposed ceiling design







AREA SCHEDULE

Office space - 10,258 sq ft

SPECIFICATION

- LED lighting
- Fully accessible raised access floors
- Plank suspended ceiling design

THE MCKAY

The McKay Way sets out our customer service commitment and describes our approach to achieve and maintain the important relationship between ourselves as landlord and our occupiers.

Most of all, it is about McKay people directly managing our own properties; people who genuinely care and will always go the extra mile to assist our occupiers and do the right thing whilst maintaining excellent relationships with our suppliers and contractors to deliver exceptional service.

TRANSPARENCY If we say we will, it happens - our word is our bond. Everything is clear, easy to understand and transparent.

DIRECTLY MANAGED McKay people in McKay buildings – looking after your teams and your business every day in the right way.

CUSTOMER SERVICE You are at the heart of everything we do. We give our best every day and respond when you need us to.

VALUE FOR MONEY Too much, too little or just right. We will find the right value not just for the lease but for the operations and running costs that impact upon your business.

UNIQUE SPACES We will help you to create a space that meets your needs and is right for your people, teams and business to thrive.

FLEXIBILITY Let us help you to find the right space. If you need more we can help – if you need less, we can help you with that too.

APPROACHABLE It all begins and ends with a conversation. Talk to us - we are here to help.

OWNER AND MANAGER



McKay Securities Plc is a commercial

The Company's strategy is to invest in well located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

To find out more visit mckaysecurities.plc.uk

AGENTS



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property investment company with Real Estate investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.



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