



OFFICE SUITES TO LET

LOMBARD BUSINESS PARK 8 LOMBARD ROAD WIMBLEDON SW19 3TZ

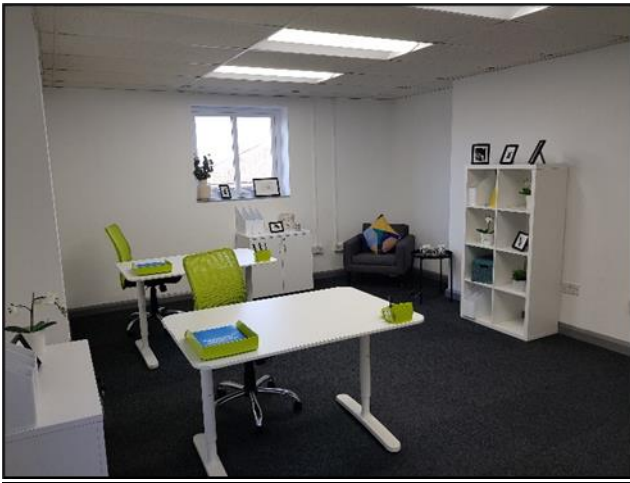


VARIOUS SUITES AVAILABLE ON FLEXIBLE TERMS



PROFESSIONAL PROPERTY PEOPLE





LOCATION

Lombard Business Park is located on the Lombard Road Industrial Estate in the London Borough of Merton.

There are good transport connections within the locality. South Wimbledon Underground 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 (leasing to the A3).

DESCRIPTION

The Lombard Business Park comprises recently refurbished, good quality, serviced office accommodation.

AMENITIES

- Good transport links.
- Close to major road networks.
- Serviced offices with comfortable break-out spaces.
- Communal reception area.
- 24 hour access.
- High speed broadband and Wi-Fi around the centre
- Dog friendly
- On-site parking available
- Secure cycle storage
- On-site manager, reception and maintenance

EPC

Band E (108)

ACCOMMODATION:

See attached schedule for current availability.

LICENCE FEE

See attached schedule for licence fees.

VAT

VAT is charged in addition to the licence fee.

RATES

Excluded from the licence fee. Interested parties are advised to check with the Billing Authority, the London Borough of Merton.

LEGAL COSTS

No legal fees.

VIEWING

Strictly by appointment:-

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

Contact: Stewart Rolfe

Tel: 020 8971 4999

Email: 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 given 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

MARCH 2024

AVAILABILITY SCHEDULE AS AT MARCH 2024

GROUND FLOOR

Unit	Type	Sq. Ft.	£ Per Month + VAT	£ Per Annum + VAT	Notes
Unit G015	Office	380	£1,267	£15,200	Available 01/05/24

FIRST FLOOR

Unit	Type	Sq. Ft.	£ Per Month + VAT	£ Per Annum + VAT	Notes
Unit 108	Office	375	£1,188	£14,250	Vacant
Unit 111	Office	140	£443	£5,320	Vacant
Unit 113	Office	130	£412	£4,940	Vacant
Unit 119	Office	130	£412	£4,940	Vacant
Unit 120	Office	295	£934	£11,210	Vacant
Unit 122	Office	365	£1,156	£13,870	Vacant
Unit 128	Office	295	£934	£11,210	Vacant
Unit 129	Office	295	£934	£11,210	Vacant

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SECOND FLOOR OFFICES

Unit	Type	Sq. Ft.	£ Per Month + VAT	£ Per Annum + VAT	Notes
Unit 202	Office	100	£292	£3,500	Vacant
Unit 208	Office	115	£364	£4,025	Vacant

CONTAINERS

Container No.	Type	Sq. Ft. 3,093	£ Per Month + VAT	£ Per Annum + VAT	Notes
17	Storage	150	£249	£2,988	Vacant
18	Storage	150	£249	£2,988	Vacant
19	Storage	150	£249	£2,988	Vacant

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