

# CLASS E PREMISES TO LET

Earlsfield Business Centre  
9 Lydden Road  
Earlsfield  
London SW18 4LT

2,750 - 6,268 sq. ft.  
(255 -582 sq. m.)



Fully Refurbished Office Space at First Floor Level

## LOCATION

The accommodation is located on the first floor within a successful Business Centre. Lydden Road is a quiet commercial area close to Garratt Lane which links Wandsworth to Tooting.

There are a number of local shops and restaurants in the immediate area, and a Sainsbury's supermarket on Garratt Lane closer to Wandsworth (16 mins walk)

Earlsfield Rail Station is within 10 minutes' walk and provides overground services to Clapham Junction and London Waterloo, and Wimbledon and beyond.

The property is within easy reach by public transport to the Underground at Wimbledon and Southfields (District Line) and Tooting Broadway (Northern Line).

## DESCRIPTION

The property comprises part of the first floor of a brick built 2-storey business centre. This area of the building has previously been partitioned into smaller office suites and it is now proposed to reconfigure the space to provide open plan areas for 1-2 tenants.

## AMENITIES

- Good location close to Garratt Lane.
- Central Heating
- LED lighting throughout.
- Services available within building include: Building Reception, IT Provision, Meeting and Conference rooms, and Communal kitchen.
- 24-hour access

## ACCOMMODATION

First Floor (GIA) 2,750 - 6,268 sq. ft. (255 – 582 sq. m.)

## LEASE

Available on either:  
Flexible short form leases, or  
New Internal Repairing lease/s on terms to be agreed.

## USE

Class E (commercial, business and service uses).  
Suitable for a variety of uses.

## LEGAL COSTS

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

## CLASS E PREMISES TO LET

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Rent: £20 per sq. ft. per annum exclusive

Strictly by appointment via Sole Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe/ Robin Catlin**

Tel: **020 8971 4999**

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

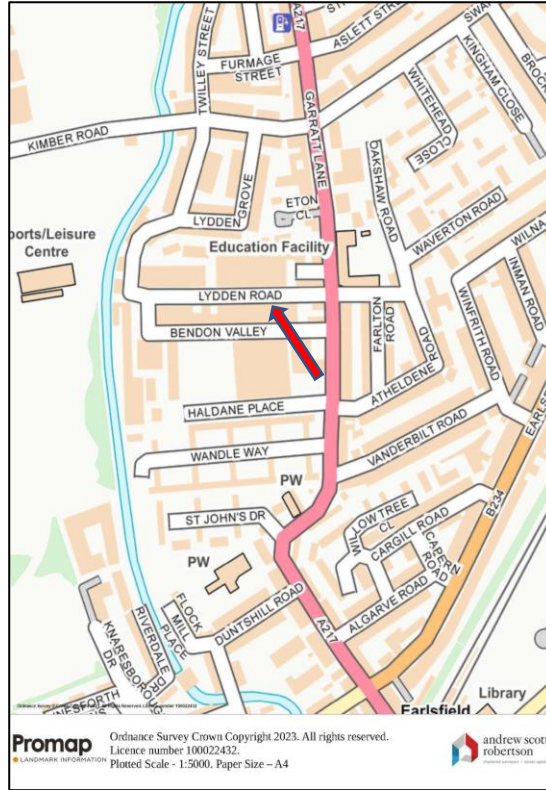
## OUTGOINGS

Guide Costs - Sept '23:

Business Rates: £6.55 per sq. ft.  
 IT Provision: £4.28 per sq. ft.  
 Service Charge: £9.69 per sq. ft.

## VAT

The property is elected for VAT.



## EPC

Band C (68). Expires 22nd January 2029

## LOCATION PLAN & COMMUNICATIONS

### Trains

Earlsfield Station (short walk) to London Waterloo – 15 mins. (up to 16 trains per hour)  
 To Wimbledon – 4 mins

### Underground/ Tram

Wimbledon – District Line and Tram to Croydon  
 Southfields (less than 20 mins walk) – District Line

### Bus

Local bus routes to locations including London Victoria, Battersea, Putney, Tooting and Mitcham.

Energy performance certificate (EPC)		
Needspace 9 Lydden Road LONDON SW18 4LT	Energy rating <b>C</b>	Valid until: 22 January 2029 Certificate number: 9134-3069-0019-0400-2825
Property type	B1 Offices and Workshop businesses	
Total floor area	1,993 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is C.		Properties are given a rating from A+ (most efficient) to G (least efficient).  Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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