

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

#### **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 vour business.

The offices are in the main building, across ground, 1st and 2nd 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

#### **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

#### **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.

#### VAT

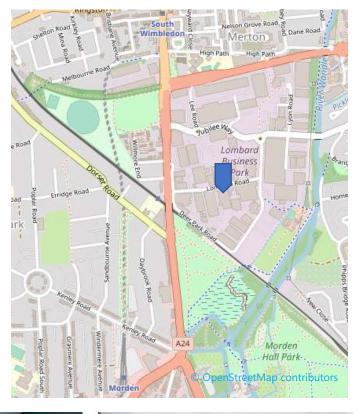
VAT will be chargeable on the terms quoted.

### **LEGAL COSTS**

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

### **EPC**

The property has an EPC rating of E.











# **VIEWINGS - 020 8662 2700**

**Charlie Mckechnie** 

**James Griffiths** t: 02086 622 711

**Alex Bond** t: 07738 890 302

t: 020 8662 2737

e: jgriffiths@shw.co.uk

e: abond@shw.co.uk

e: cmckechnie@shw.co.uk

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## **AVAILABILITY**

UNIT NUMBER	SQ FT	PRICE PER MONTH	PRICE PER ANNUM	
GROUND FLOOR OFFICES				
Unit G015	380	£2,135	£25,620	
FIRST FLOOR OFFICES				
Unit 108	375	£1,920	£23,040	
Unit 111	140	£715	£8,580	
Unit 113	130	£665	£7,980	
Unit 119	130	£665	£7,980	
Unit 122	365	£1,870	£22,440	
Unit 128	295	£1,510	£18,120	
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	

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UNIT NUMBER	SQ FT	PRICE PER MONTH	PRICE PER ANNUM		
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 202	100	£460	£5,520		
Unit 206	115	£530	£6,360		
Unit 208	115	£530	£6,360		
GROUND FLOOR WAREHOUSE					
Unit 017/18	720	£2,255	£27,060		
Unit 26D	1,399	£4,245	£50,940		

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