



SWAN COURT

WIMBLEDON

SW19 4JS

A MCKAY BUILDING

# AN IDEAL PLACE FOR 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 stylish, high-specification office accommodation in the heart of Wimbledon's town centre. With a range of sizes of up to 20,107 sq ft, the spaces will be finished in Q4 2021 and options include:

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





An internationally renowned location with great British character, Wimbledon is an exceptionally desirable district to work in.



Wimbledon Common



# ADVANTAGE WIMBLEDON



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



# UNRIVALLED CONNECTIONS



## 2MINS

WALK FROM SWAN COURT TO WIMBLEDON STATION

## 16MINS

FROM CENTRAL LONDON



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 plus the nearby A3 joins to the M25 at Junction 9.

### TRAVEL TIMES FROM WIMBLEDON STATION

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

SOURCES: TFL AND NATIONAL RAIL



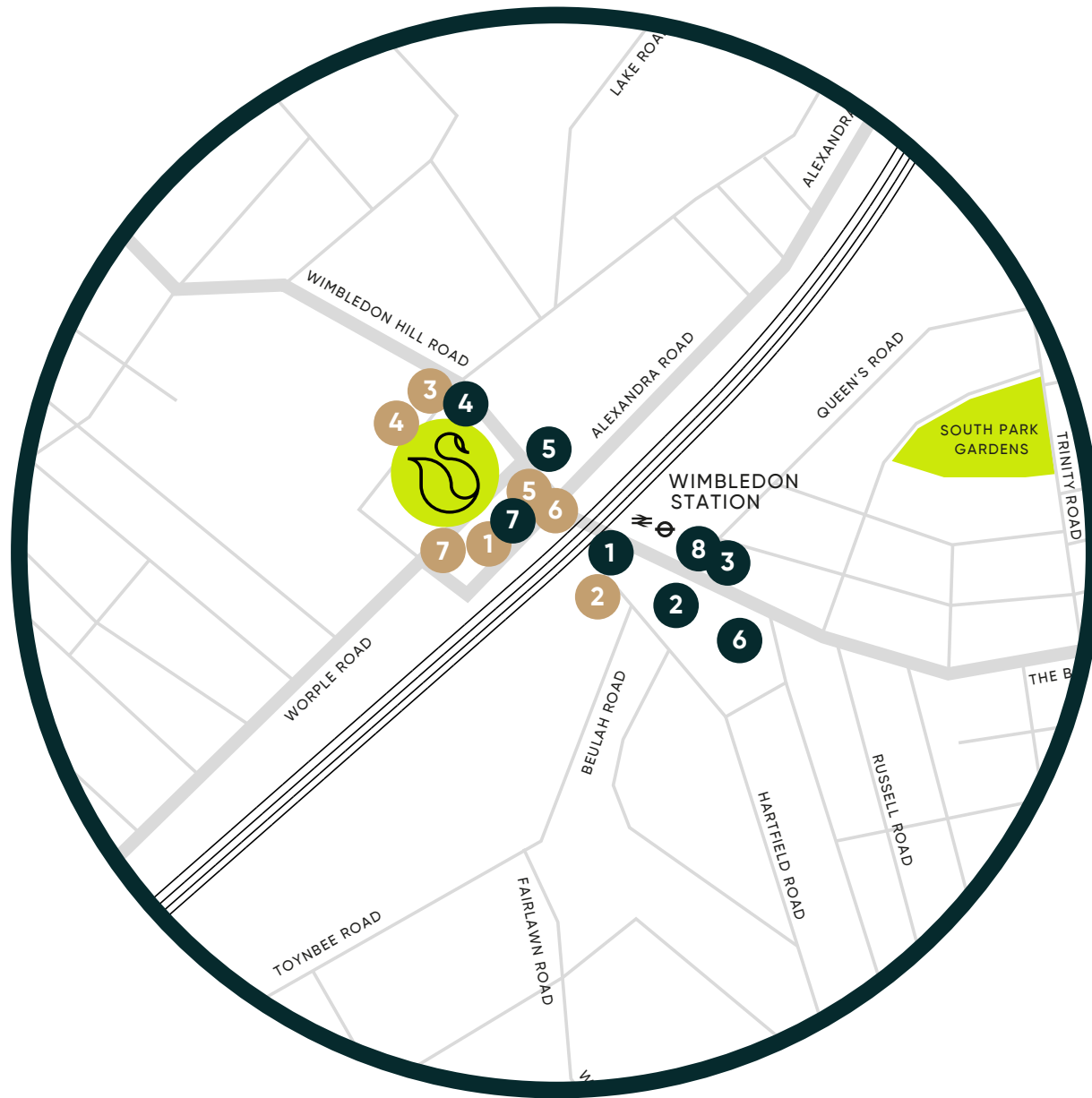
## 8MINS

DRIVE TO THE A3

- ..... DISTRICT LINE
- NATIONAL RAIL
- - - - - TRAMLINK

# IN THE MIX

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



## LOCAL OCCUPIERS

-  DOMESTIC & GENERAL
-  COTY
-  CLOSE BROTHERS
-  WINSHUTTLE
-  STATPRO
-  CAPSTICKS
-  RYMANS
-  HPD LANDSCAPE

## LOCAL AMENITIES

-  FITNESS SPACE
-  NUFFIELD HEALTH
-  601 QUEEN'S ROAD
-  STICKS 'N' SUSHI
-  THE ALEXANDRA
-  ODEON
-  ELYS DEPARTMENT STORE
-  CENTRE COURT SHOPPING CENTRE



SHOWER AND CHANGING FACILITIES



CONCIERGE SERVICE RECEPTION



50-SPACE BIKE STORE



10 SECURE PARKING SPACES



24-HR SECURITY MONITORING



FREE WIFI IN COMMUNAL AREAS

# FIRST-CLASS FEATURES

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



DOUBLE-HEIGHT RECEPTION



LED LIGHTING



BIOPHILIC EXTERIOR DESIGN



HI-SPEC MATERIALS AND FINISHING





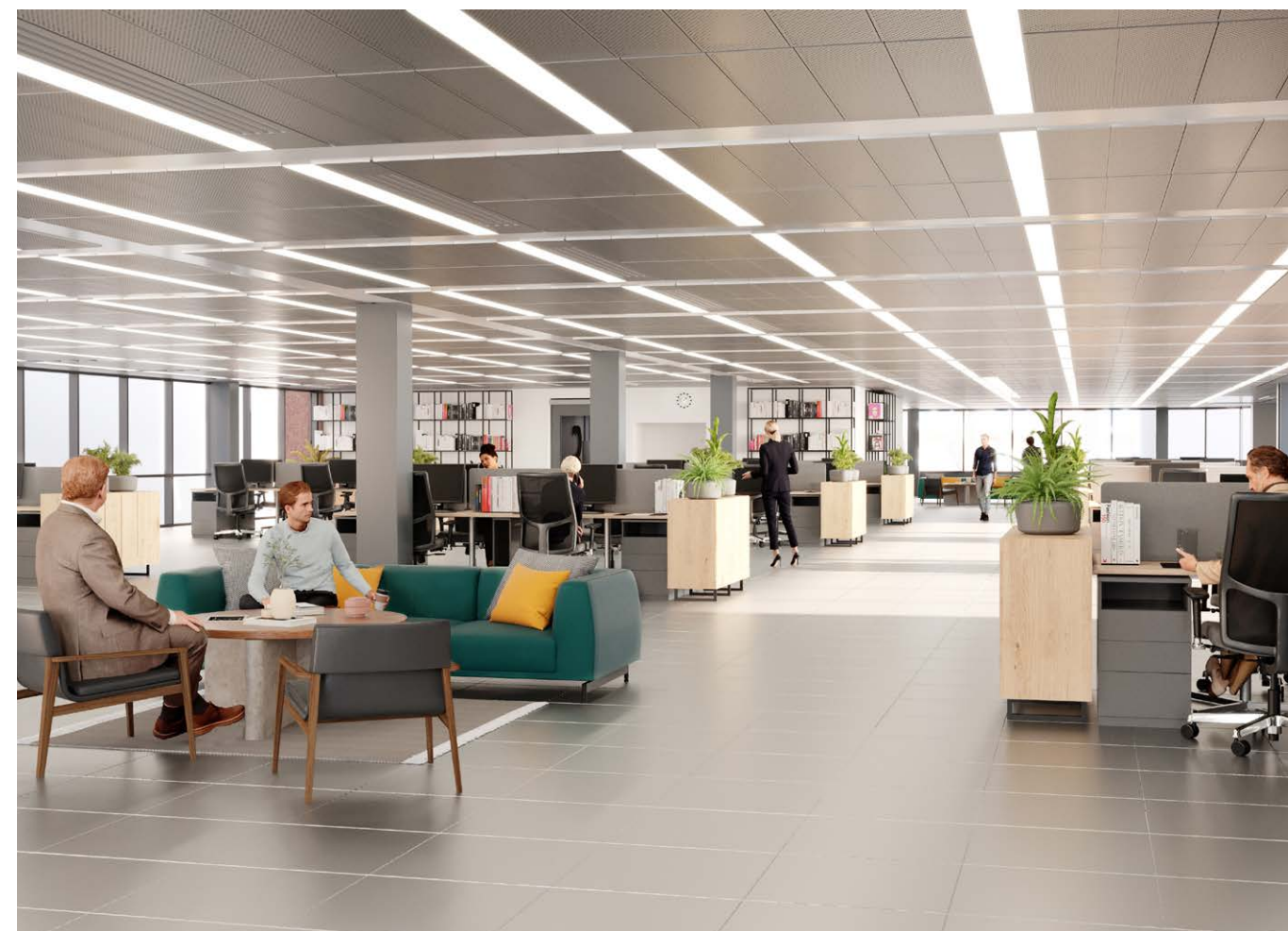
Reception



Ground floor office space



Changing room

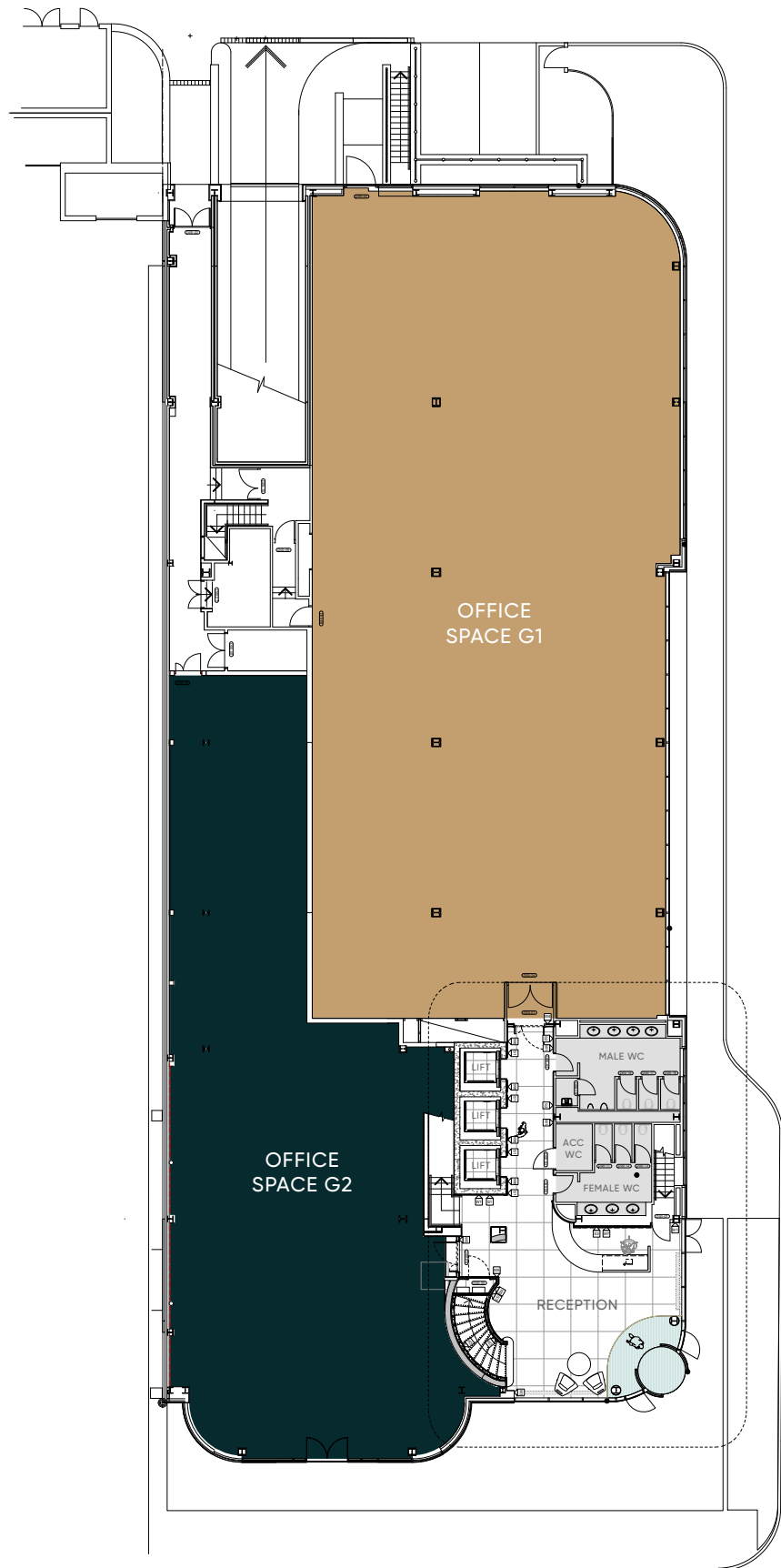


First floor office space



# GROUND FLOOR

5 PARKING SPACES



## AREA SCHEDULE

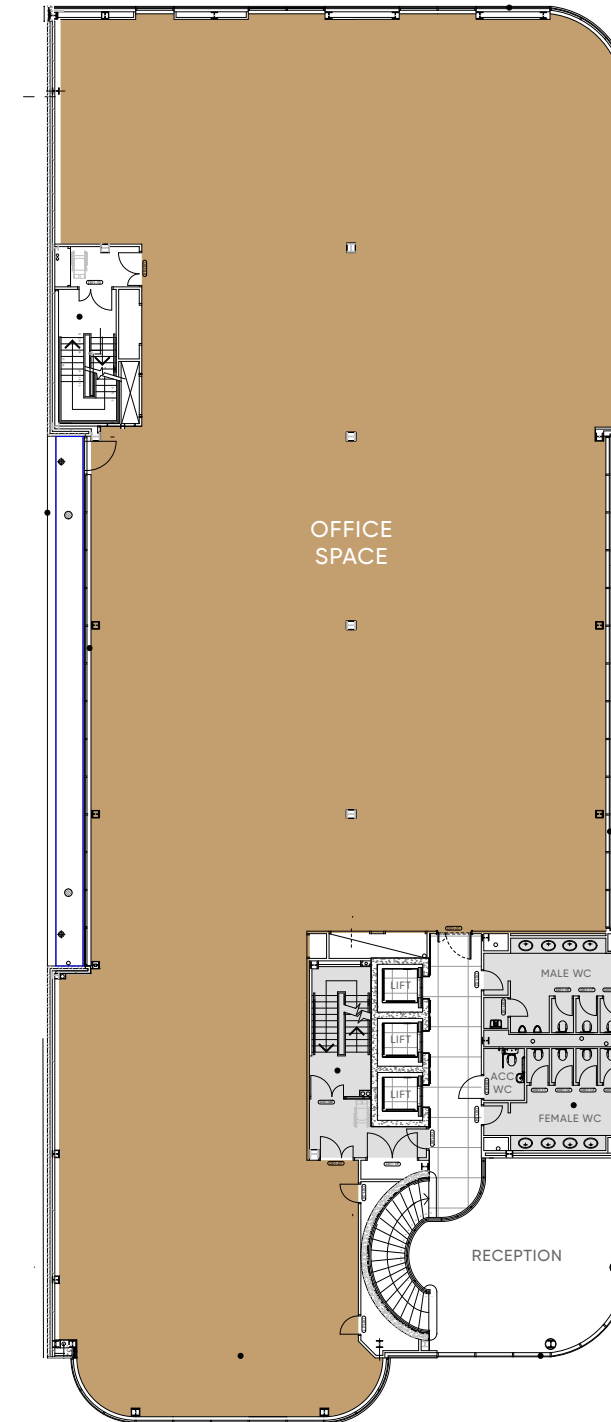
- Whole floor - 9,849 sq ft
- Office space G1 - 6,120 sq ft
- Office space G2 - 3,729 sq ft

## SPECIFICATION

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

# FIRST FLOOR

5 PARKING SPACES



## AREA SCHEDULE

- Office space - 10,258 sq ft

## SPECIFICATION

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



# THE MCKAY WAY

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

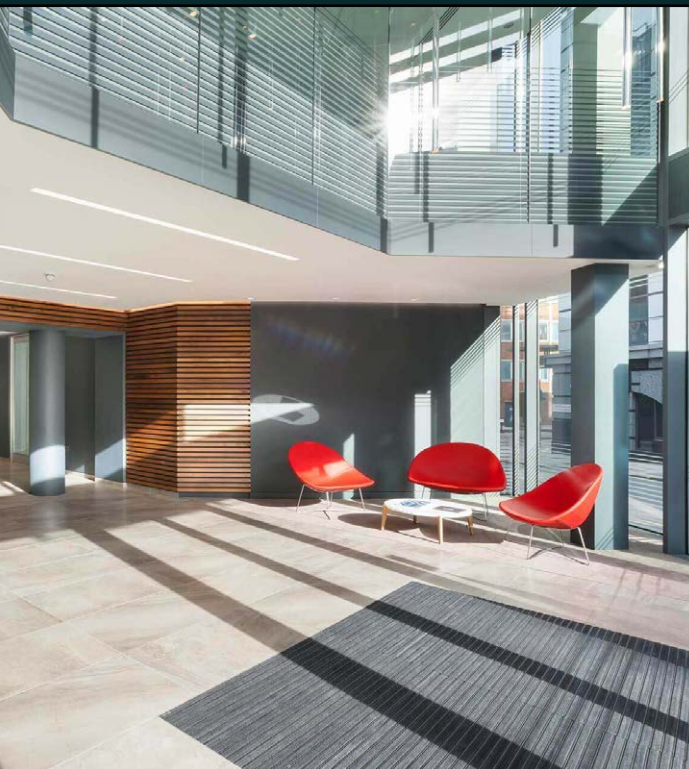
We will help you to create a space that meets your needs and is right for your people, teams and business to thrive.

#### 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.



# CONTACT

## OWNER AND MANAGER



McKay Securities Plc is a commercial 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.

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](http://mckaysecurities.plc.uk)

## AGENTS



ANDREW WILLCOCK

T: 020 7409 8866  
E: [awillcock@savills.com](mailto:awillcock@savills.com)



ALEX LEWIS

T: 020 3940 5575  
E: [alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)