


**THE PROPERTY**
**2<sup>nd</sup> & 3<sup>rd</sup> Floors, 6,490 sq ft (603 m<sup>2</sup>) D1 / B1 Space  
Rent Upon Application**

The property is well located in Raynes Park, Greater London, within close proximity of Raynes Park Overground to the south which provides quick access to Wimbledon and Central London within 25 minutes.

**Property Highlights**

- 2<sup>nd</sup> & 3<sup>rd</sup> floors in good condition, available immediately as a whole or on a floor by floor basis, the specification is to a medical fit-out, with card access system
- Air conditioning, Suspended ceilings. LED lighting, Carpet / wooden floors, Male / Female and disabled WC's, DDA compliant, Passenger lift, 6 available car parking spaces
- D1 & B1 Use
- Floor plans are available upon request
- New FRI lease for a term to be agreed, VAT is applicable
- Service charge upon application
- Rates payable to be assessed
- EPC rating C52, valid until 20 February 2023, available upon request
- Each party is to be responsible for their own legal costs



For more information, please contact:

**Fergus Forsyth MRICS**

+44 (0)20 7152 5776

+44 (0)75 9505 5780

[Fergus.Forsyth@cushwake.com](mailto:Fergus.Forsyth@cushwake.com)

**Nick Coughlan**

+44 (0)20 8247 3955

+44 (0)77 7441 7303

[Nick.Coughlan@houstonlawrence.co.uk](mailto:Nick.Coughlan@houstonlawrence.co.uk)

43-45 Portman Square  
London, W1A 3BG  
phone: +44 020 7152 5000  
[cushmanwakefield.com](http://cushmanwakefield.com)

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| Floor        | Sq M       | Sq Ft        |
|--------------|------------|--------------|
| 3            | 214        | 2,303        |
| 2            | 389        | 4,187        |
| <b>TOTAL</b> | <b>603</b> | <b>6,490</b> |