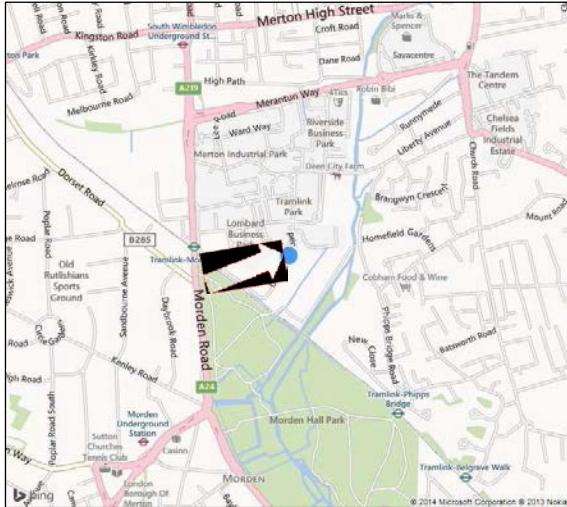


Class E units TO LET  
12 Deer Park Road  
Wimbledon  
SW19 3TL

From 65 - 750 sq. ft.  
(6.04 – 69.68 sq. m.)



## LOCATION PLAN



Strictly by appointment via Sole Letting Agents:

**Andrew Scott Robertson**

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

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

## LOCATION

Deer Park Road is located on the Lombard Trading Estate. There are good transport connections within the locality.

South Wimbledon Underground station (Northern Line) and Morden Road Tram stations are the nearest transport links to the property. Morden Underground 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 (leading to the A3).

## DESCRIPTION

Various office/studio units offered on an all-inclusive basis (rent, business rates, electricity, heating).

## TENURE

A new lease for a term of between 1 – 3 years.  
Other terms to be agreed.

## AMENITIES

- Good quality office accommodation
- Good transport links
- Parking available
- Reception area

## RATES

Business rates are included in the monthly rental.

## LEGAL COSTS

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

## ACCOMMODATION

See attached schedule.

## SERVICE CHARGE

Included in the monthly rental.

## VAT

We understand VAT is applicable to the rent.

## EPC

Band B (49) Expires 23<sup>rd</sup> July 2033.

## Class E Units TO LET

12 Deer Park Road  
Wimbledon SW19 3TL

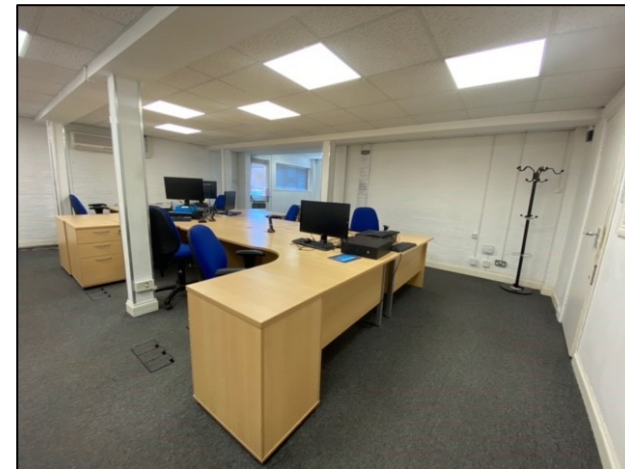
Rent: See schedule

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:

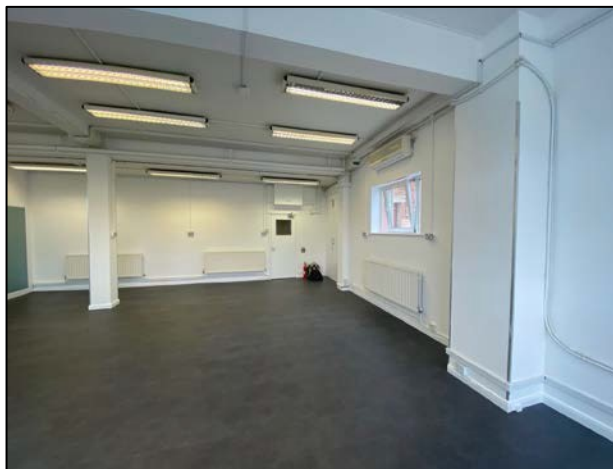
- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, 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

Energy performance certificate (EPC)	
Offices and Workshops 12 Deer Park Road South Wimbledon LONDON SW19 3TL	Energy rating <b>B</b>
Valid until: 23 July 2033	Certificate number: 3712-0888-6445-3186-0883
Property type	Offices and Workshop Businesses
Total floor area	1,949 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 rating and score</b>	
This property's current energy rating is B.	Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
<p>Under 0 <b>A+</b> Net zero CO2 0-35 <b>A</b> 36-50 <b>B</b> ← 46 B 51-75 <b>C</b> 76-100 <b>D</b> 101-125 <b>E</b> 126-150 <b>F</b> Over 150 <b>G</b></p>	

Unit 3



Unit 6



Strictly by appointment via Sole Letting Agents:  
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 Contact: **Stewart Rolfe**  
 Tel: **020 8971 4999**  
 Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)

## Class E Units TO LET

12 Deer Park Road  
 Wimbledon SW19 3TL

Rent: See schedule

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## AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. sq. ft.	List Price pcm + VAT	Available	Notes
Unit 2	Ground	70	£200	Now	1 desk/storage
Unit 8	Ground	250	£500	Now	6 desks/storage
Office 6	Ground	750	£2,000	Now	15 desks
Office 15	Ground	185	£675	Now	4-5 desks
TOTAL		1,255			

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## AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. sq. ft.	List Price pcm + VAT	Available	Notes
Office 11c	First	80	£300	Now	2 desks
Office 11d	First	90	£325	30/04/2024	2 desks
Office 19a	First	450	£1,100	Now	8 desks
Office 102	First	100	£350	Now	2 desks
Office 103	First	100	£350	Now	2 desks
TOTAL		820			

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## AVAILABILITY SCHEDULE AS AT APRIL 2024

Suite	Floor	Approx. sq. ft.	List Price pcm + VAT	Available	Notes
Office 24	Second	103	£330	Now	2 desks
Office 25	Second	103	£330	Now	2 desks
TOTAL		206			

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