



**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**

**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 your business.

The offices are in the main building, across ground, 1<sup>st</sup> and 2<sup>nd</sup> 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 required.

**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**

**James Griffiths**

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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
Unit G016	480	£2,700	£32,400
FIRST FLOOR OFFICES			
Unit 108	375	£1,920	£23,040
Unit 110	1,000	£5,125	£61,500
Unit 113	130	£665	£7,980
Unit 120	295	£1,510	£18,120
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

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Unit PH7	210	£1,120	£13,440
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
<b>SECOND FLOOR OFFICE</b>			
Unit 202	100	£460	£5,520
Unit 208	115	£530	£6,360
<b>GROUND FLOOR WAREHOUSE</b>			
Unit 009	360	£1,250	£15,000
Unit 020	360	£1,250	£15,000
Unit 017/18	720	£2,255	£27,060
Unit 26D	1,399	£4,245	£50,940

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