



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

**Biz
Space**

Upstarts welcome.
0800 975 0875

**Biz
Space**
Lombard Business

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, 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 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

t: 02086 622 711

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Alex Bond

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SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan-estration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

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 119	130	£665	£7,980
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
Unit PH8	210	£1,120	£13,440
Unit PH9	210	£1,175	£14,100
Unit PH10	210	£1,175	£14,100

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UNIT NUMBER	SQ FT	PRICE PER MONTH	PRICE PER ANNUM
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 206	115	£530	£6,360
Unit 208	115	£530	£6,360

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