



## BUSINESS UNITS TO LET

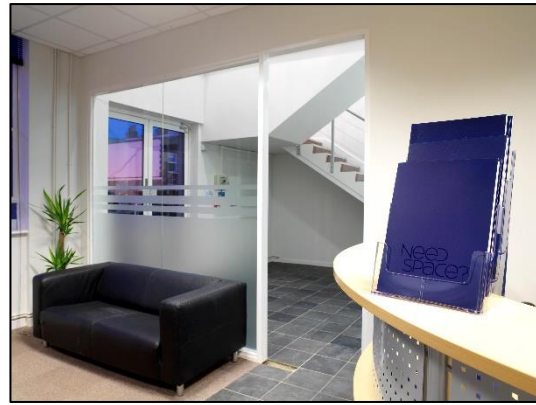
### EARLSFIELD BUSINESS CENTRE

9 LYDDEN ROAD  
EARLSFIELD  
SW18 4LT



**VARIOUS UNITS AVAILABLE ON FLEXIBLE TERMS**





## **LOCATION**

The accommodation is located on the first floor within a successful Business Centre. Lydden Road is a quiet commercial area close to Garratt Lane which links Wandsworth to Tooting.

There are a number of local shops and restaurants in the immediate area with Sainsbury's supermarket on Garratt Lane close to Wandsworth (16 mins walk).

Earlsfield Rail station is within 10 minutes' walk and provides Overground services to Clapham Junction, London Waterloo, Wimbledon and beyond.

The property is within easy reach by public transport to the Underground at Wimbledon and Southfields (District Line) and Tooting Broadway (Northern Line).

## **DESCRIPTION**

The property comprises various suites within a brick built 2-storey business centre. The suites may be able to be reconfigured to provide flexible sized units and is suitable for a variety of uses.

The main reception area is to be refurbished, together with ground floor alterations to provide greater tenant facilities including larger kitchen and break out areas.

## **AMENITIES**

- Good location close to Garratt Lane.
- Central Heating
- LED lighting throughout.
- Services available within building include:
- Building Reception, IT Provision, Meeting and Conference rooms, and Communal kitchen.
- 24-hour access

## **ACCOMMODATION:**

See attached schedule for current availability.

## **LICENCE FEE**

See attached schedule for licence fees.

## **EPC**

Band C (68)

## **VAT**

VAT is charged in addition to the licence fee.

## **RATES**

Included in the licence fee.

## **LEGAL COSTS**

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

## **VIEWING**

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON  
SW19 5DX**

**Contact: Stewart Rolfe / Robin Catlin**

**Tel: 020 8971 4999**

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

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:

- (i) VAT may be applicable.
- (ii) 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
- (iii) 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;
- (iv) 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

January 2024





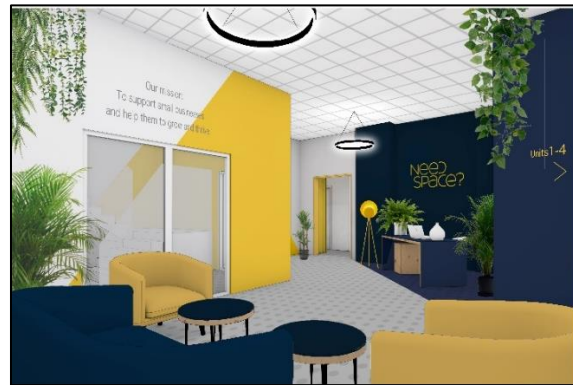
**Typical Office**



**Refurbished Break Out Area**



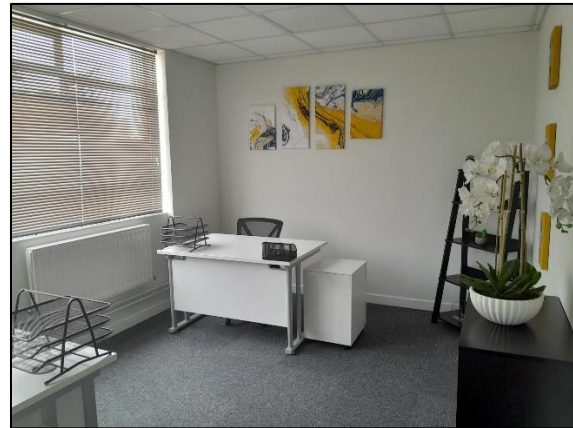
**Conference/Meeting Room**



**Refurbished Reception Area**



**Typical Workshop**



**Typical Office**



**Typical Office**

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## AVAILABILITY SCHEDULE AS AT JANUARY 2024

Unit	Type	Sq. Ft.	Workstation	£ Per Month + VAT	Available
1 person - shared office	Office	70	1	£300	Immediate
1 (External) Unfurnished	Office	151	2	£650	Immediate
17 (External) Furnished	Office	156	2	£700	Immediate
3 (External)	Office	338	5	£1,500	Immediate
13 (Workshop)	Workshop	446	6	£1,650	Immediate
1st Floor Rear	Office	5,587	80	£24,000	Immediate

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