



SMC
Brownill
Vickers

To Let



Offices & Workshops ideal for SMEs in Wimbledon,
South West London, available on flexible terms

£453 – £3,701 per month plus VAT

Bizspace Wimbledon, Lombard Business Park, 8
Lombard Road, Wimbledon, SW19 3TZ

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Flexible business space ideal for SME's and new businesses from £453pcm
- Located in Wimbledon, South West London
- Walking distance from Merton High Street, Colliers Wood, South Wimbledon (various shops, restaurants, bars, etc)
- Available on flexible terms to suit tenant requirements
- 24/7 access, on site maintenance, and communal workspace
- On site parking is available
- Promotions available



Description

Modern business centre with a mixture of workspaces to rent – offices, workshops, light industrial units, container storage units and meeting rooms. A range of office and workshop sizes are available to suit small and medium businesses. On site parking is available.

Available for immediate occupation.

Ideal for office, small manufacturing businesses, creative studios, workshops and workspaces.

Location

The business centre is located in Southwest London, in the borough of Merton. The property is located off Merton Road (A24) and on Lombard Road, within the Lombard Business Park. The location provides excellent access to the city, around eight miles away, and the M25 (junction 8), which is about ten miles away. Morden is the closest town, less than a mile south, where you'll find a variety of shops, eateries, banks, and plenty of supermarkets nearby. Wimbledon centre is just over a mile away, offering a wide range of shopping, leisure facilities and hotels.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 24	1,080	100.34	£3,150 /month plus VAT
Unit - 26b	1,388	128.95	£3,701 /month plus VAT
Unit - G17	330	30.66	£1,238 /month plus VAT
Unit - 123	275	25.55	£997 /month plus VAT
Unit - 7	720	66.89	£2,100 /month plus VAT
Unit - 8	1,100	102.19	£3,208 /month plus VAT
Unit - 121	275	25.55	£997 /month plus VAT
Unit - 129	295	27.41	£1,105 /month plus VAT
Unit - 17/18	720	66.89	£2,100 /month
Unit - G15	380	35.30	£1,425 /month
Unit - 108	375	34.84	£1,360 /month
Unit - 209	125	11.61	£453 /month
Total	7,063	656.18	

Specifications

- Pet Friendly
- 24/7 access
- CCTV & Security
- On site maintenance team
- Breakout area
- Communal kitchen
- Communal workspace
- On site manager
- On site parking
- Storage containers / units
- Flexible agreements
- Van access

Business rates

The offices are individually assessed for business rates. Interested parties are advised to contact the Merton rates office or via <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable. Most spaces should be qualify for small business rates relief.

Commute / Travel

Morden: 21 minutes (walking) 4 minutes (car)
Wimbledon tube / train station: 25 minutes (walking) 6 minutes (car)
South Wimbledon tube: 12 minutes (walking) 3 minutes (car)
Colliers Wood tube: 20 minutes (walking) 4 minutes (car)
The All England Lawn Tennis & Croquet Club: 11 minutes (car)
M25 Junction 8: 24 minutes (car)

Connectivity

Fibre connected interest with option to use ethernet cables as well as Wifi. Standard package includes 25mb upload / download and there are options to enhance to 50mb and 100mb.

Energy Performance Certificate

Upon Enquiry

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

