

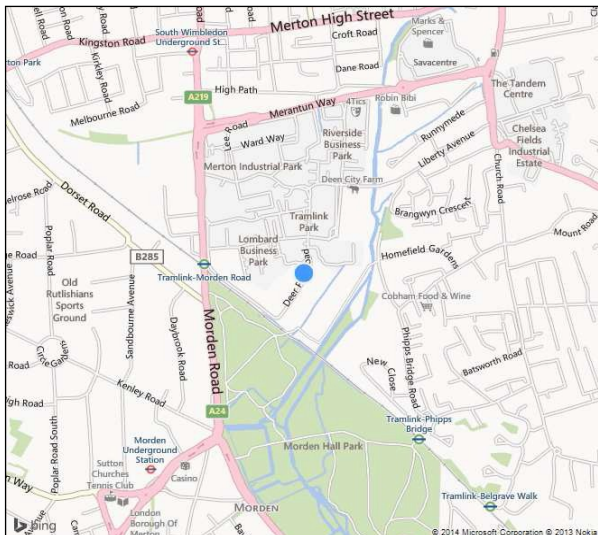


TO LET OFFICE SUITE

**12 DEER PARK ROAD
LONDON
SW19 3FB**



Accommodation: 1,450 Sq Ft (134.71 sq m)



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 Mainline 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

Office accommodation plus two meeting rooms and a private kitchen offered on an all-inclusive basis (rent, business rates, electricity, heating).

AMENITIES

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

TENURE

A new lease for a term of three years, other terms to be agreed.

SUITES AVAILABLE

1,450 sq. ft. (134.71 sq. m.)

MONTHLY RENTAL

£3,200 plus VAT per calendar month.

EPC

Band D (88).

RATES

Business rates are included in the monthly rental.

SERVICE CHARGE

Service charge costs are included in the monthly rental.

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**

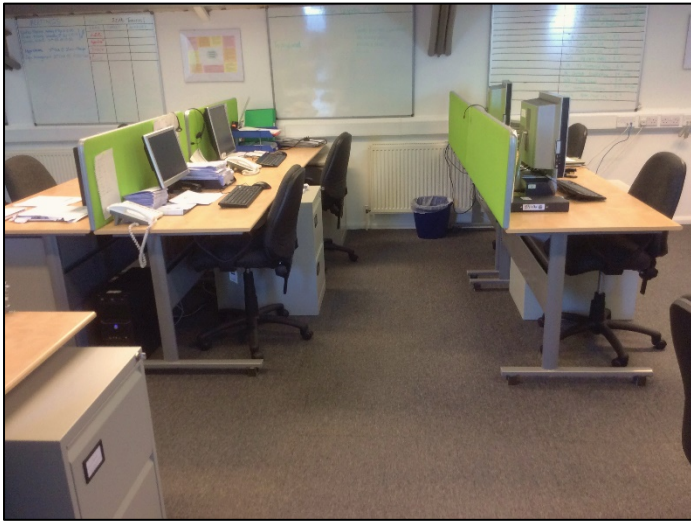
Contact: Nick Vaile or Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

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Office Accommodation



Meeting Room One



Meeting Room Two



Private Kitchen

