



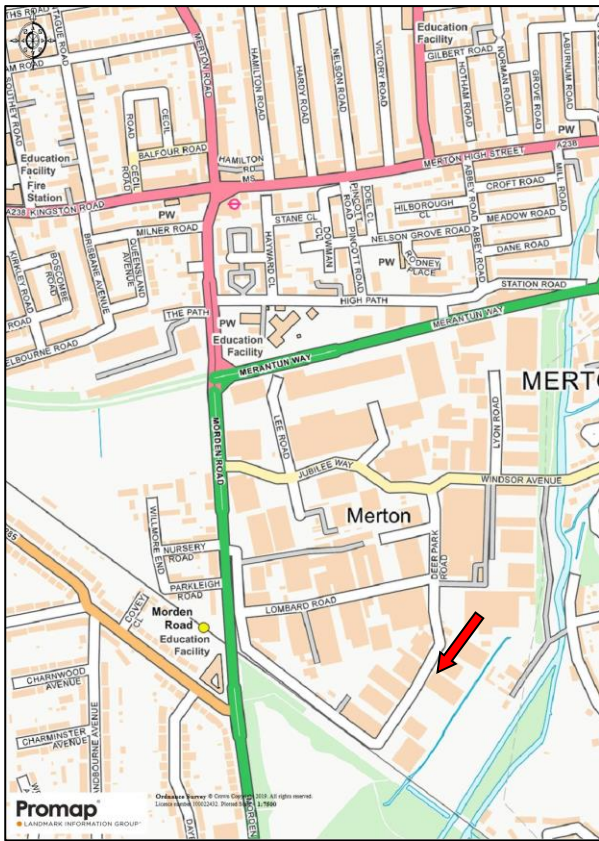
## **OFFICES TO LET**

### **FALCON HOUSE 19 DEER PARK ROAD WIMBLEDON SW19 3UX**



## **SUITES RANGING FROM**

**163 – 1,239 SQ. FT.  
(15.14 – 115.10 SQ. M.)**



## **LOCATION**

Falcon House 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**

Newly decorated office space available on flexible terms on an all-inclusive basis (rent, business rates, electricity, heating). Rent includes free 10Mb Broadband for the first 6 months.

## **AMENITIES**

- Good quality office accommodation
- Good transport links
- Free 10 Mb Broadband for 6 month
- Suites ranging from 163 sq. ft. to 1,239 sq. ft.

## **TENURE**

The suites are available on 12 month licences.

## **ACCOMMODATION**

See attached schedule for available floor areas.

## **RENT**

See attached schedule

## **EPC**

*Report awaited*

## **RATES**

Business rates are included in the rental figure.

## **SERVICE CHARGE**

Service charge costs are included in the rental figure.

## **VAT**

The property is elected for VAT. To be paid in addition to the rental figures.

## **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**

**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 give notice that:

- VAT may be applicable.
- 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
- 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;
- 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

## AVAILABILITY SCHEDULE AS AT JUNE 2019

Suite	Approx. sq. ft.	List Price pcm	Available
5	163	£450	Now
5a	163	£450	Now
G7	239	£640	End July
G8	239	£640	End July
G9	240	£500	Now
G12	195	£640	Now
<b>TOTAL AVAILABLE:</b>	<b>1,239</b>	<b>£2,860</b>	

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