



12 Deer Park Road, Wimbledon,
SW19 3FB

Serviced Business
units / Offices

TO LET

PROPERTY SUMMARY

- Well located serviced business units / office suites
- Fitted out to a high standard
- Access to major road networks, including M25, and Central London
- Range of suites available from 220 sq. ft. to 1,050 sq. ft.
- Pre-prepared lease and flexible terms provide quick occupation
- On-site parking available
- Ground floor suites can alternatively be used as storage space

LOCATION

The premises are well located for train, tram and road connections. Access to the M25 (Junctions 8 & 9) and South West London is provided by the A24 and A217. South Wimbledon Underground Station is just 0.5 miles and a 12 minute walk away, with Central London less than a 60 minute journey away from the property. The Tramlink service is also accessible at Wimbledon Station.

ACCOMMODATION & TERMS

The office suites are offered on fully inclusive terms with business rates, buildings insurance, electricity, heating, lighting, building maintenance, rubbish disposal, water & sewerage charges and office furniture forming part of the monthly rental price. The suites also provide 24 hour access and use of the reception area, on-site shop, on-site management, fully equipped kitchens, toilet/shower facilities, boardroom and breakout spaces, in addition to onsite visitor parking spaces. Please note: ground floor suites can be used alternatively as storage space.

Current availability is as follows (all suite prices are per calendar month and plus VAT):

Ground Floor Suite	1,050 sq.ft (97.55 sq.m)	£2,600 pcm
Ground Floor Suite	230 sq.ft (21.37 sq.m)	£395 pcm
First Floor Suite	460 sq.ft (42.74 sq.m)	£995 pcm
First Floor Suite	220 sq.ft (20.44 sq.m)	£595 pcm
1-2 Person Suite		£350 pcm

VAT - We understand that VAT is applicable.

RATES - Business Rates are included within the monthly rental price.

LEGAL COSTS - Each party is to pay their own costs.

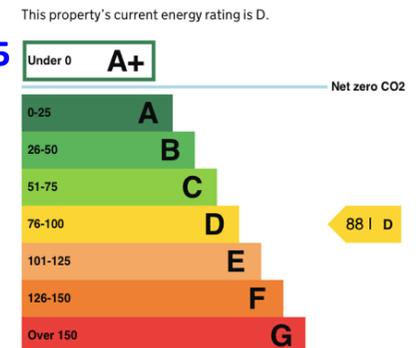
For further information or to view please contact

Jamie Christian MSc Real Estate Tel: 01737 222835

Email: jamie@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com





DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.