

12 Deer Park Road, South Wimbledon  
London, SW19 3FB

**LEWIS  
&CO**

## OFFICES TO LET



### DESCRIPTION

The property provides fully furnished office space, with rent, rates, insurance and utilities all included into one monthly cost. The office benefits from air conditioning, central heating, communal kitchen areas and an allocated car parking space.

### ACCOMMODATION

MEZZANINE	1,225 sq ft
OFFICE 7	4 DESKS
OFFICE 24	2 DESKS

### LOCATION

The subject property is located on Deer Park Road, within the Merton Industrial Estate, one of Wimbledon's major Industrial estates.

The property benefits from direct access to the A24. The A24 provides quick direct links into London.

Public transport is provided via local buses, Morden Road Tram station and South Wimbledon Underground Station (Northern Line).

## FEATURES

- Shared WC's
- Car parking
- Open plan
- Conference room £10 + VAT per hour
- Manned reception
- 24-hour access
- Wi-Fi Service: £20 + VAT pcm
- Shared kitchen

## LEGAL COSTS

Each party to be responsible for their own legal fees in the completion of the lease document only.



## VIEWING

Viewing strictly by prior appointment with the sole agent:

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## TERMS

12-month license agreement.

## EPC

On Application.

## RENT

£335 - £2,200 pcm.

## VAT

Applicable.

## RATES PAYABLE

Inclusive.

## SERVICE CHARGE

Inclusive.

## BUILDING INSURANCE

TBC.