

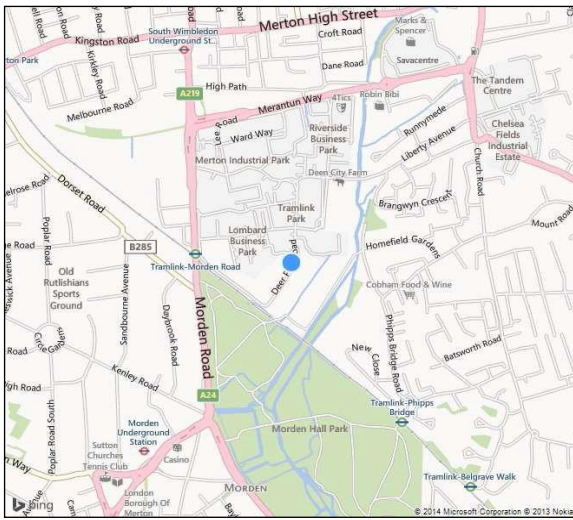


STUDIO / OFFICE TO LET

12 DEER PARK ROAD
LONDON
SW19 3TL



Accommodation: 800 Sq. Ft. (74 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

An open plan studio / office with good natural light and private kitchen area. The premises is within a serviced building providing good facilities including further communal kitchens, chill out areas and board / meeting room.

AMENITIES

- Studio / office accommodation
- Communal WC's & Reception area
- Chill out areas
- Board / meeting room within building.
- Good transport links.

TENURE

A new lease for a term to be agreed with the landlord.

ACCOMMODATION

800 sq. ft. (74 sq. m.)

RENT

£1,495 plus VAT per calendar month.

The rent is inclusive of business rates, service charge, electricity, heating and water.

Air conditioning available at a separate charge.

RATES

Business rates are included in the monthly rental.

EPC

Band D (88).

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: James Rutter or Stewart Rolfe

Tel: 020 8971 4999

Email: 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

Energy Performance Certificate

Non-Domestic Building



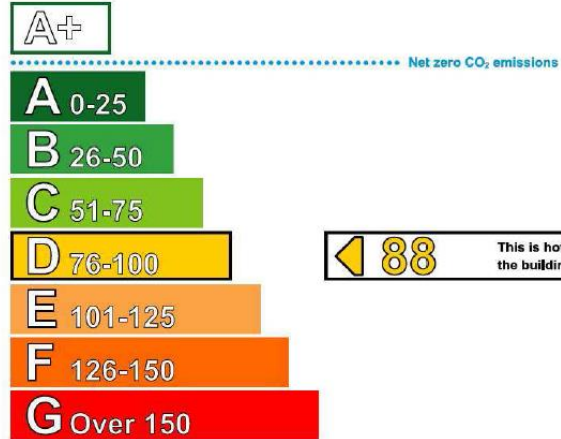
12 Deer Park Road
LONDON
SW19 3FB

Certificate Reference Number:
9209-3067-0143-0700-6225

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2338
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 51.62

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
70	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.