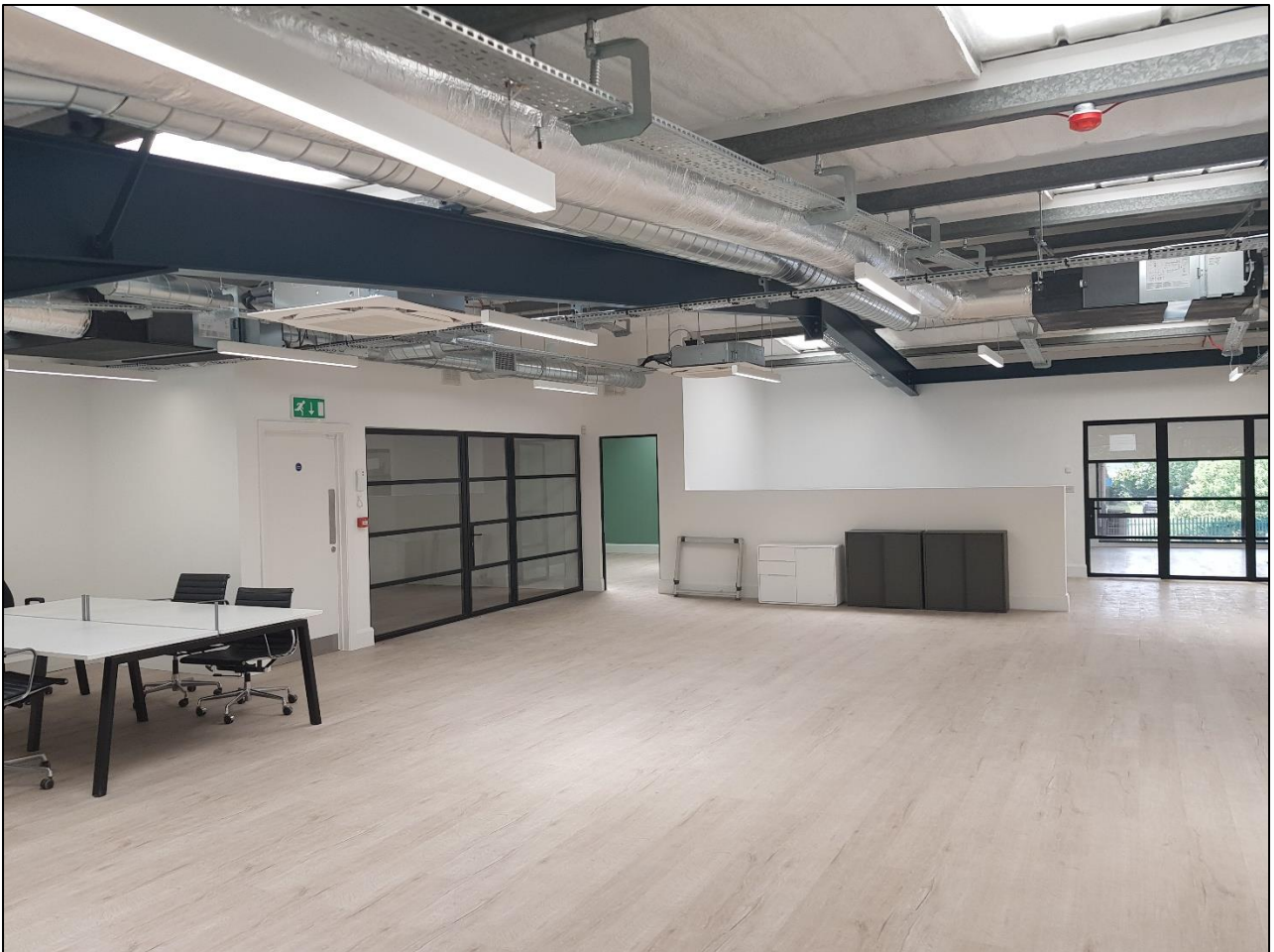


**TO LET**

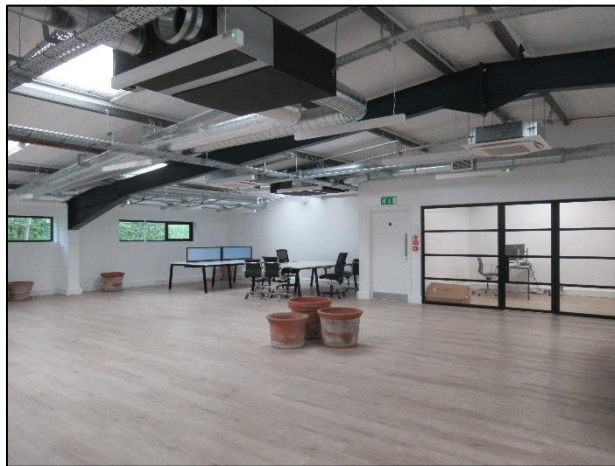
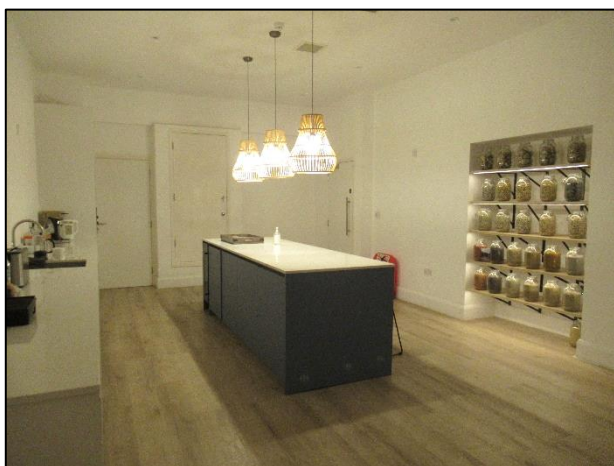
**HIGH QUALITY FLEXIBLE OFFICES**

**7 GREENLEA PARK  
PRINCE GEORGE'S ROAD  
LONDON  
SW19 2JD**



**134 - 2,104 SQ. FT.  
(12.45 – 195.46 SQ. M.)**

**Virtual Tour: <https://vimeo.com/655277072>**



## **LOCATION**

The property is located within a couple of minutes' walk of Colliers Wood underground station and next to the Tandem Retail Park. Occupiers include Bella Italia, Nando's, Next, TK Maxx and Boots. Other nearby occupiers include Premier Inn and Holiday Inn Express.

## **DESCRIPTION**

The offices are situated on the first floor and provides high quality, refurbished, predominantly open plan offices with a meeting room.

## **AMENITIES**

- Inspirational office space
- Fast and secure Wi-Fi
- Shower facilities and bicycle racks
- Large kitchen/break-out area

## **TENURE**

A new effective FRI lease on terms to be agreed. Shorter term licences may be available.

## **ACCOMMODATION**

GF Office: 134 sq. ft. ( 12.45 sq. m.)  
 FF Office: 134 sq. ft. ( 12.45 sq. m.)  
 FF Office: 211 sq. ft. ( 19.63 sq. m.)  
 FF Open Plan: 1,625 sq. ft. (150.93 sq. m.)

**TOTAL 2,104 sq. ft. (195.46 sq. m.)**

## **RENT**

GF Office: £ 7,200 pa inc.  
 FF Office: £ 7,200 pa inc. **LET**  
 FF Office: £14,400 pa inc.  
 FF Open Plan: £64,000 pa inc.

All inclusive basis.

Further details on application.

## **BUSINESS RATES & SERVICE CHARGE**

Included in rental figure.

## **EPC**

Band D (92) (Pre refurbishment)

## **LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction

## **FURTHER INFORMATION & VIEWINGS**

Strictly by appointment via the Sole Agents:-

**ANDREW SCOTT ROBERTSON  
 COMMERCIAL DEPARTMENT  
 24 HIGH STREET  
 WIMBLEDON  
 LONDON SW19 5DX**

**Contact: Stewart Rolfe & Sophie Cousins**

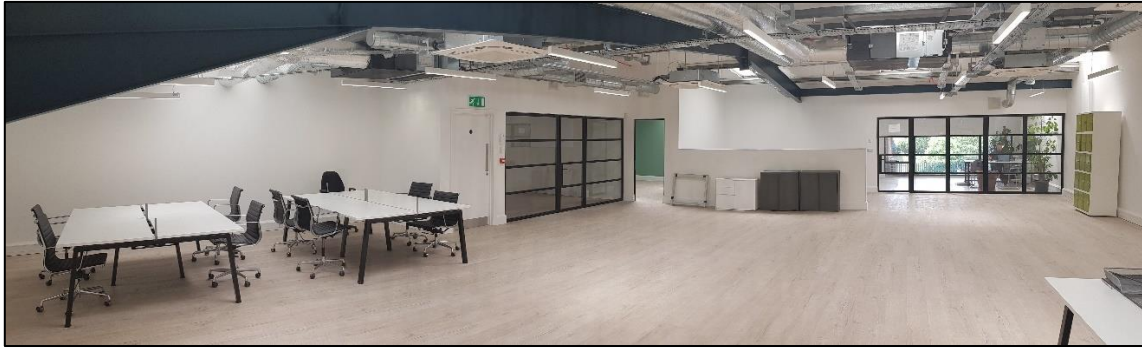
**Tel: 020 8971 4999**

**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

June 2022



## Energy performance certificate (EPC)

Ace Hygiene Supplies Ltd  
Unit 7, Greenlea Park, Prince Georges Road  
LONDON  
SW19 2JD

Energy rating

**D**

Valid until: 13 November 2023

Certificate number: 0750-0237-7409-3799-2096

Property type B8 Storage or Distribution

Total floor area 368 square metres

### Rules on letting this property

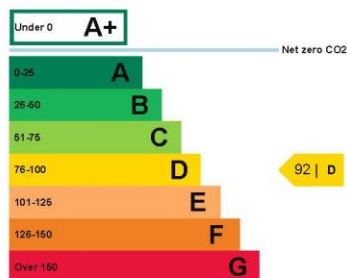
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built 36 | B

If typical of the existing stock 97 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

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- (iii) 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;
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June 2022