

OFFICE TO LET

Suite 18
Zeal House,
8 Deer Park Road
Wimbledon
SW19 3UU

174 sq. ft.
(16.15 sq. m.)



andrew scott
robertson
commercial

OFFICE AVAILABLE ON FLEXIBLE BASIS



PROFESSIONAL PROPERTY PEOPLE





LOCATION

Zeal House is located on the Lombard Trading Estate, the largest estate in the London Borough of Merton.

There are good transport connections within the locality. South Wimbledon Underground 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

Suite 18 comprises an open plan office and is suitable for a variety of uses.

AMENITIES

- Good transport links.
- Close to major road networks.
- Serviced office space.
- Recently decorated.
- Communal reception area.
- Immediately available.

LICENCE

Flexible licence agreement.

Licence fee inclusive of business rates, service charge and water. Each unit is separately metered for electricity.

LICENCE FEE

£300 per calendar month

DEPOSIT

3 month's rent, as a deposit, secures this property.

ACCOMMODATION

First Floor: 174 sq. ft. (16.15 sq. m.)

USE

Class E (commercial, business and service uses)
Suitable for a variety of uses.

VAT

The property is elected for VAT

EPC

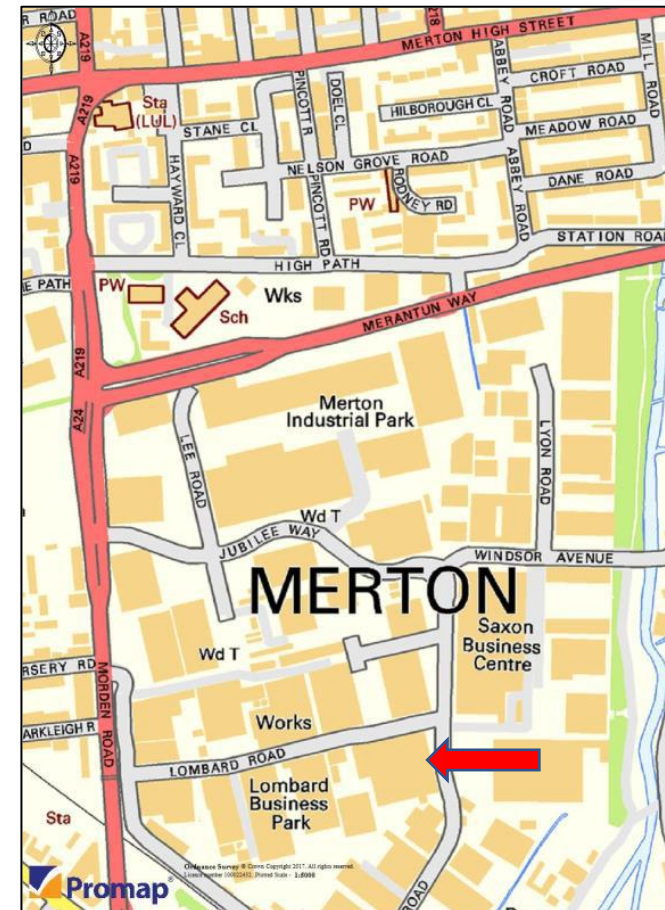
Band E (116) Expires 20 October 2035

LEGAL COSTS

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



Energy performance certificate (EPC)		
Zeal House 8 Deer Park Road LONDON SW19 3UU	Energy rating E	Valid until: 20 October 2035 Certificate number: 9909-6226-4355-7433-0134
Property type		Offices and Workshop Businesses
Total floor area		7,260 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is E.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
How this property compares to others Properties similar to this one could have ratings:		
If newly built		19 A
If typical of the existing stock		75 C



Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Contact: **Stewart Rolfe**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

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- 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
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