



**8 Lombard Road, Wimbledon, London, SW19 3TZ**  
**SERVICED OFFICE (Private Office Space for 4 to 50 Desks)**



**PRIVATE OFFICE**



**FACILITIES MANAGEMENT**



**FIXED COST**



**FLEXIBLE TERM**



**FAST MOVE IN**



**INTERNET/WIFI**



**MEETING ROOMS**



**24/7 SECURITY**



**24/7 ACCESS**

**CONTACT:**



**Tony Beck**  
**tony@mbspropertysearch.co.uk**  
**07947522101**

**SERVICED OFFICE - ALL INCLUSIVE RENT**

1 Monthly Invoice Inclusive of Rent, Business Rates, Facility Services & Utilities.

All available on Flexible Terms and if required an immediate move in.

### The Building

Offices which provide a mixture of light industrial units, workshops and offices for rent, plus two modern meeting rooms.

The business centre extends over two acres and offers 92 units for rent, which range in size from 100 - 5,000 sqft. A dedicated on-site team provides a reception service 8.30am - 5.30pm Monday to Friday and a fully serviced office environment. There is a large car park to the rear of the main building, secured by barriers and customers benefit from 24-hour access to their unit, CCTV and breakout areas.

### The Location

Located in South London, offering easy access to central London, just off the A24 Morden Road, about 25 minutes from the M25. South Wimbledon tube station (Northern line) is a ten-minute walk away.

### Building Highlights

- Onsite Car Parking
- Manned Reception & Management Team
- Meeting Rooms

### The Terms

|               |  |
|---------------|--|
| RENT          | Average £245 per Desk/Month.             |
| TERM LENGTH   | 6 to 24 Months (Discounts on 12+ Months) |
| NOTICE PERIOD | 3+ Months from Agreed End Date           |
| DEPOSIT       | 2 Months Rent                            |

### Benefits of Serviced Offices

**PRIVATE OFFICE** - Personal workspace or area that can provide you and your team with the confidentiality you need.

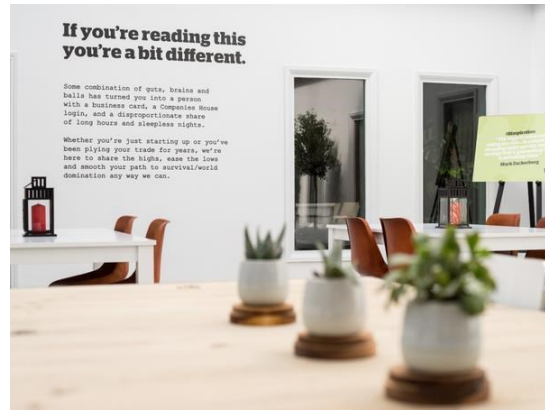
**BUILDING SERVICES** - Services such as cleaning, facilities maintenance, security and telecoms are all included in a simple monthly cost.

**CENTRE MANAGEMENT** - Dedicated Onsite Reception support or Centralized Managers looking after your office space.

**FLEXIBLE TERM** - Perfect for teams/businesses that do not want to commit to a long-term lease.

**FIXED COSTS** - Simple monthly instalments on your office tenancy with no unexpected or additional costs.

**FAST MOVE IN** - Be in your office, in as little as 2/3 days.



[FLOORPLAN](#)

[3D TOUR](#)