



**The Old Town Hall, 4 Queens
Road
Wimbledon
SW19 8YB**

BESPOKE MANAGED OFFICES

*The flexible future of medium term office
Space for business.*



THE OFFICE

This impressive Victorian building comprises attractive office spaces to let in Wimbledon, close to the heart of the town centre and with excellent transport links close by. This building is an ideal place to base any business, combining a beautiful period exterior with a contemporary interior which makes for an easy working environment and a great first impression for clients and guests. The building has a range of features and facilities to benefit businesses, including bicycle racks and showers, break-out areas and parking.

Offices are fully furnished and serviced, and range in size from smaller individual work spaces to larger team office suites. Each office is ready to use and well-equipped for business with high speed internet access and dedicated phone lines, as well as the latest in business technologies. Offices are completely unbranded and can be tailored to suit the needs and desires of the business, for a bespoke space that suits the company perfectly.



THE LOCATION

This location is within easy reach of various public transport services, and there are also major road routes close by, with parking available. Perfectly located next to Centre Court shopping centre and Wimbledon station, you will never be short of a shop or restaurant and connecting to London only takes a maximum of 20 minutes via the overground to Waterloo!

NEAREST TUBE

Wimbledon



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£525	12/36 Months		

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

Property Highlights

- Meeting Rooms & Boardroom
- Super high speed internet
- 24/7 access, CCTV and Manned Reception
- A/C & Heating



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



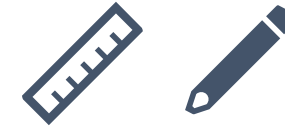
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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