Office Suites TO LET

Lombard Business Park
8 Lombard Road
Wimbledon
SW19 3TZ

Various Suites Available On Flexible Terms

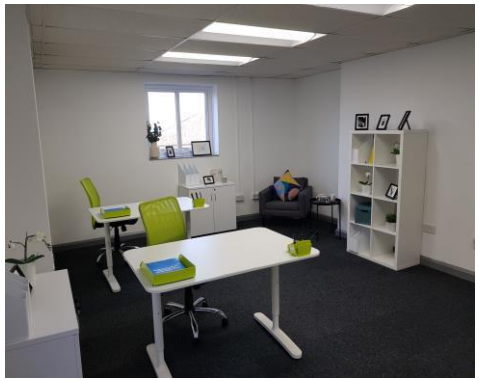


andrew scott robertson commercial

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS Regulated by RICS





LOCATION

Lombard Business Park is located on the Lombard Road Industrial 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 close proximity. The unit is well placed within the local road network with easy access to the A24 and A298 (leading to the A3).

DESCRIPTION

Lombard Business Park comprises refurbished, good quality, serviced office accommodation.

TENURE

Flexible licences available on a monthly basis.

AMENITIES

- Serviced offices with comfortable break-out spaces
- Communal reception area / 24-hour access
- High speed broadband and Wi-Fi around the centre
- On-site parking available & secure cycle storage
- On-site manager, reception and maintenance

LICENCE FEE/AVAILABILITY

See attached schedule for licence fees and availability.

EPC

Band E (108).

RATES

Excluded from the licence fee.
Interested parties are advised to check with the Billing Authority, the London Borough of Merton.

LEGAL COSTS

No legal fees.

VAT

VAT is charged in addition to the licence fees.

VIEWINGS

Strictly by appointment via :
andrew scott robertson commercial
Tel: **020 8971 3800**
Email: **commercial@as-r.co.uk**

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Licence Fee: see attached schedule

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Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given notice that:

(i) **VAT may be applicable.**

(ii) **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**

(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;**

(iv) **no person in the employment of andrew scott robertson commercial has any authority to make or give any representation or warranty whatsoever in relation to this property**

November 2026

AVAILABILITY SCHEDULE AS AT NOVEMBER 2026

Unit	Type	Sq. Ft.	Full Price (per month ex VAT)	Available	Description
G4	Office	270	£1,080	31 Jan 2027	Ground floor
G15	Office	380	£1,440	Now	Ground floor, external facing
G17	Office	330	£1,250	Now	Ground floor, atrium facing close to main entrance
108	Office	375	£1,425	Now	1st floor
109	Office	190	£830	31 Jan 2027	1st floor
121	Office	275	£1,045	Now	1st floor, street facing
122	Office	365	£1,460	31 Dec 2026	1st floor
123	Office	275	£1,045	Now	1st floor, street facing
129	Office	295	£1,120	Now	1st floor, atrium facing
203	Office	135	£590	30 Nov 2026	2nd floor
206	Office	115	£500	31 Jan 2027	2nd floor
209	Office	125	£545	Now	2nd floor

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