Workshop units TO LET

12 Deer Park Road
Wimbledon
SW19 3TL

From 165 - 750 sq. ft.
(15.33 – 69.68 sq. m.)



andrew scott robertson
chartered surveyors • estate agents

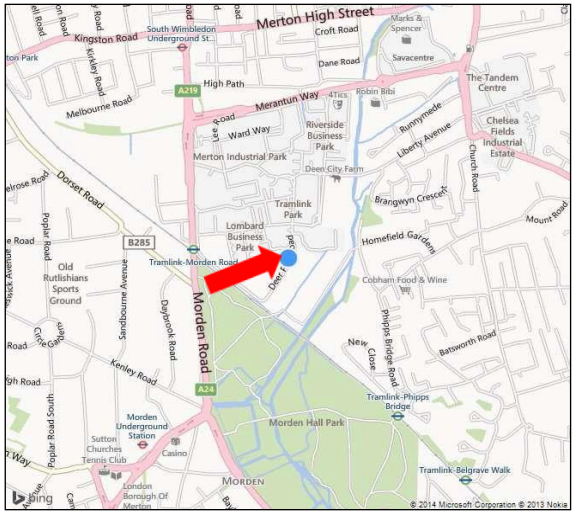
Various workshop units available on flexible terms

The Property Ombudsman

PROFESSIONAL PROPERTY PEOPLE

RICS
Regulated by RICS

LOCATION PLAN



Strictly by appointment via Sole Letting Agents:
Andrew Scott Robertson
Contact: **Stewart Rolfe / Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

LOCATION

Deer Park Road is located on the Lombard Trading Estate. There are good transport connections within the locality.

South Wimbledon Underground station (Northern Line) and Morden Road Tram stations are the nearest transport links to the property. Morden Underground and Wimbledon Mainline stations are also within the vicinity.

The units are well placed within the local road network with easy access to the A24 and A298 (leading to the A3).

DESCRIPTION

Various workshop units offered on an all-inclusive basis (rent, business rates, electricity, heating).

TENURE

A new lease for a term of between 1 – 3 years.
Other terms to be agreed.

AMENITIES

- Good quality, functional accommodation
- Good transport links
- Parking available
- Reception area

RATES

Business rates are included in the monthly rental.

LEGAL COSTS

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

ACCOMMODATION

See attached schedule.

SERVICE CHARGE

Included in the monthly rental.

VAT

We understand VAT is applicable to the rent.

EPC

Band B (49) Expires 23rd July 2033.

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Rent: See schedule

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AR & QS Holdings Limited T/A andrew scott robertson 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 has any authority to make or give any representation or warranty whatsoever in relation to this property

March 2025

Energy performance certificate (EPC)

Offices and Workshops
12 Deer Park Road
South Wimbledon
LONDON
SW19 3TL

Energy rating: **B**

Valid until: 23 July 2033

Certificate number: 3712-0888-6445-3186-0883

Property type	Offices and Workshop Businesses
Total floor area	1,949 square metres

Rules on letting this property

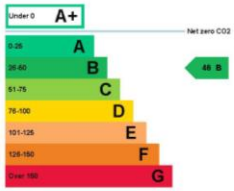
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B.

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.



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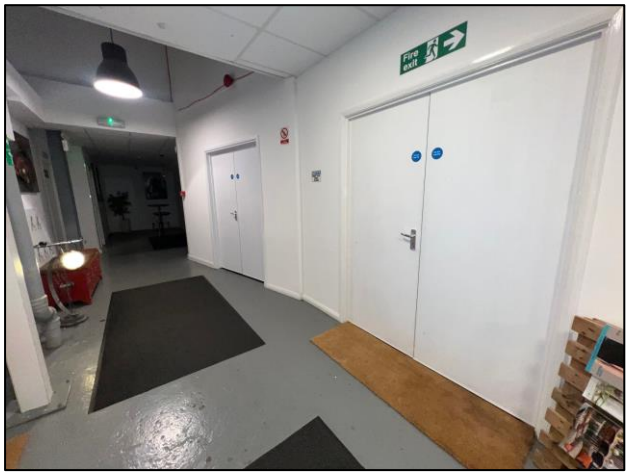



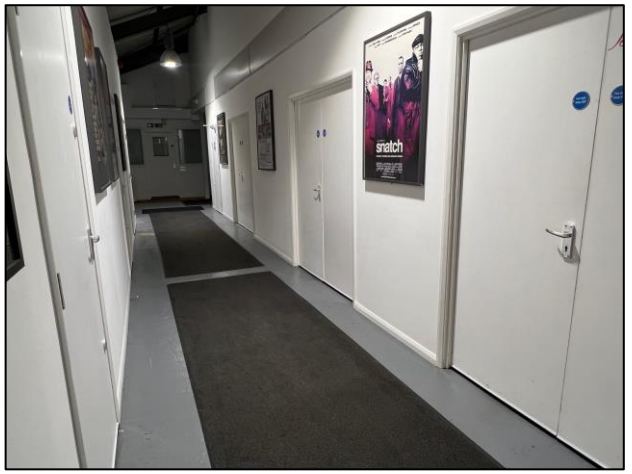

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March 2025

AVAILABIITY SCHEDULE AS AT MARCH 2025

Suite	Floor	Approx. sq. ft.	List Price pcm + VAT	Available	Notes
Unit 7	Ground	165	£415	Now	Double entrance doors
Unit 6	Ground	750	£2,000	Now	Air con available
Unit 13	Ground	350	£995	Now	
Unit 15	Ground	185	£675	Now	Double door entrance
Outside storage	Ground	265	£450	Now	Secure gated area
TOTAL		1,715			

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