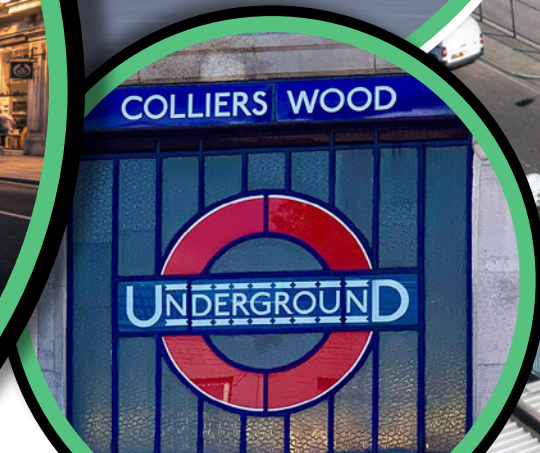


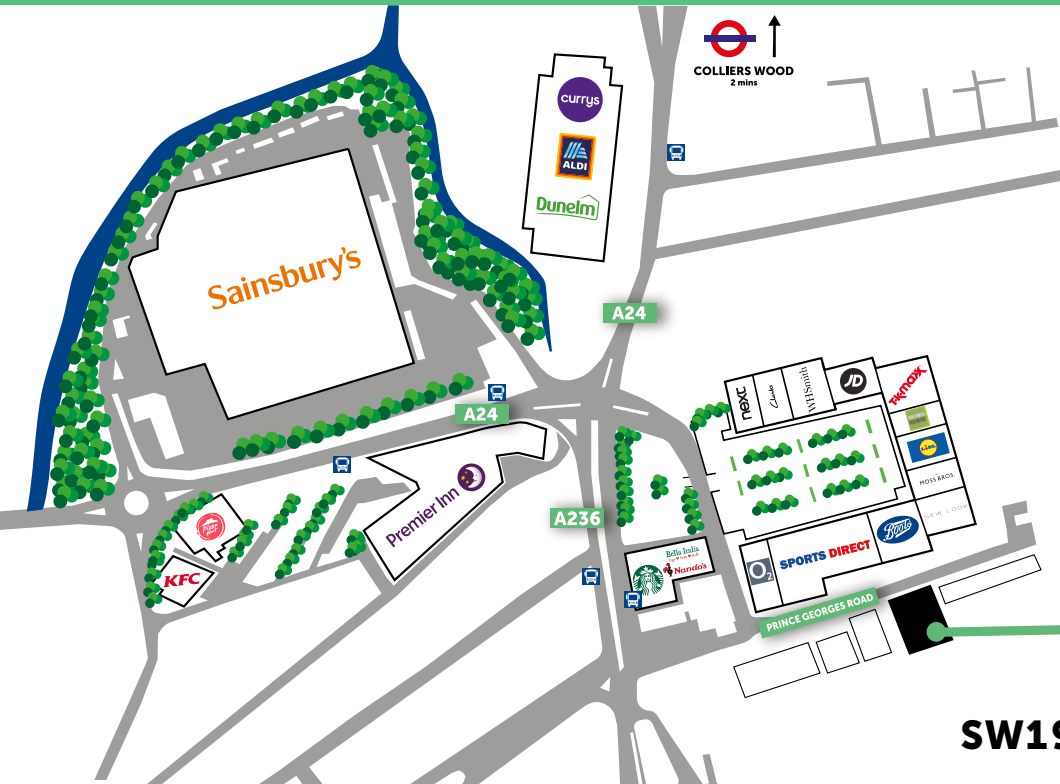
**8 PRINCE GEORGES ROAD
COLLIERS WOOD
SW19 2PX**

**5,328-
10,656^{SQ}
FT**



LOCATION

8 Prince Georges Road, is an exciting new development on an established industrial/business park in Zone 3 of South West London.



The scheme offers excellent transport links with quick access into central London via the A24, A23 and A3 as well as an opportunity to serve the affluent population of South West London. The established location also benefits from nearby public transport links via bus and nearby tube stations.




COLLIERS WOOD
0.4 miles / 8 mins


SOUTH WIMBLEDON
0.9 miles / 6 mins


TOOTING STATION
1.5 miles / 9 mins


WIMBLEDON STATION
1.8 miles / 11 mins


CENTRAL LONDON
8 miles / 45 mins


M25 MOTORWAY
16 miles / 38 mins


GATWICK AIRPORT
24 miles / 50 mins


HEATHROW AIRPORT
28 miles / 1 hour

Lower running costs due to the leading design and sustainability features:



**SECURE
SITE**



**1ST FLOOR
OFFICE SPACE**



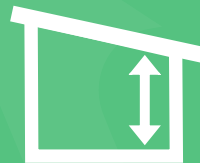
**2x
W/Cs**



**LOADING
BAYS**



**ELECTRICAL
LOADING DOORS**



**8M CLEAR
MINIMUM HEIGHT**



**EXTERIOR
LIGHTS**



**15%
ROOF LIGHTS**



**SLIDING
SECURITY GATE**



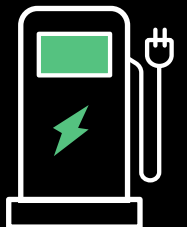
**EPC
A+ RATING**



**LED
LIGHTING**



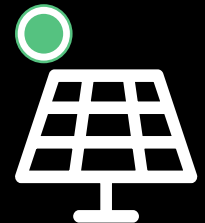
**WALL & ROOF
INSULATION**



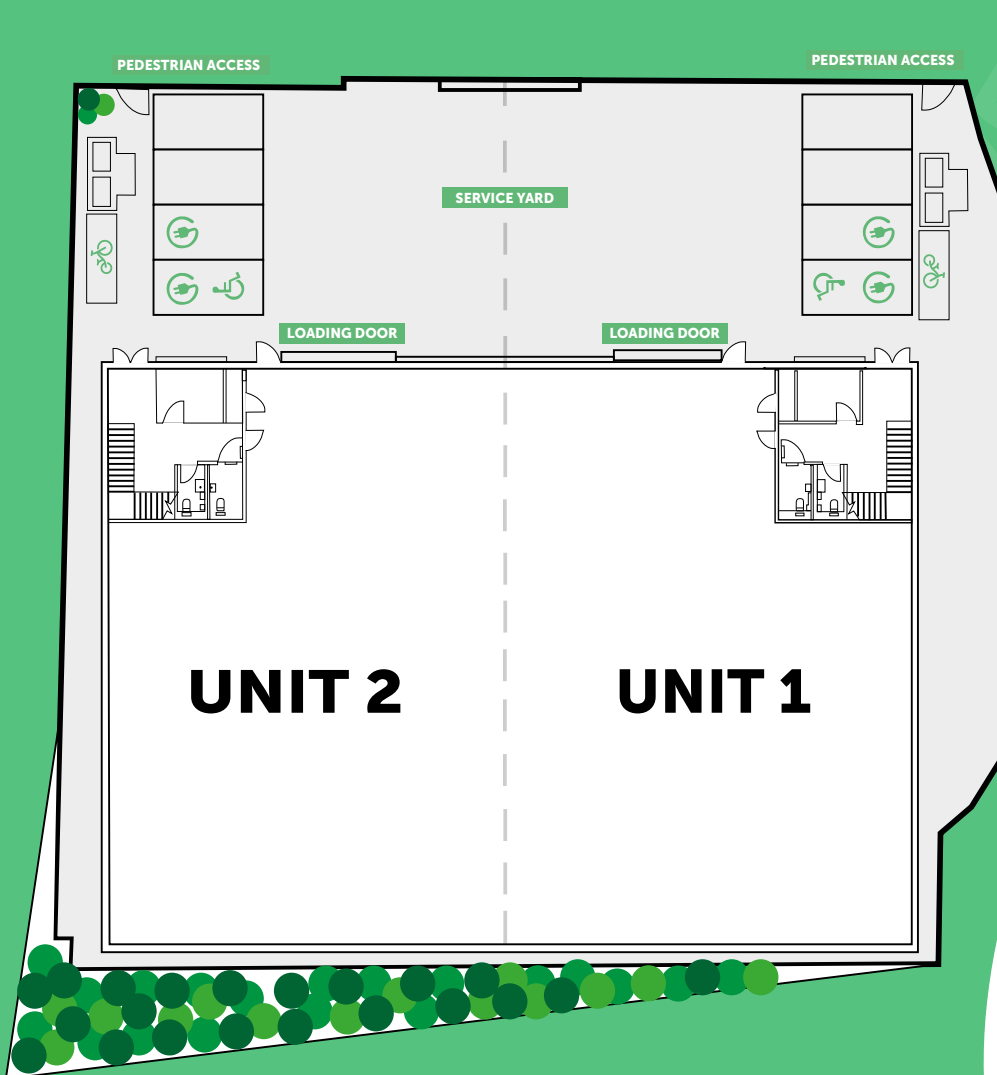
**EV CHARGING
POINTS**



**BREEAM RATING
VERY GOOD**



**SOLAR PANELS
INSTALLED**



TERMS

The unit is available on a new lease upon terms to be agreed.

BUSINESS RATES

The property will be assessed for business rates, and occupiers are recommended to make their own enquiries to the London Borough of Merton.

EPC

Target EPC A Rating.

UNIT 2	SQ FT	SQ M	UNIT 1	SQ FT	SQ M
GROUND	4,844	450	GROUND	4,844	450
FIRST	484	45	FIRST	484	45
TOTAL	5,328	495	TOTAL	5,328	495

Units can be taken individually or in combination.

Combined **10,656** FT²



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Freddie John
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LONDONMETRIC
PROPERTY PLC