



SWAN COURT

WIMBLEDON

SW19 4JS

A MCKAY BUILDING

AN IDEAL PLACE FOR BUSINESS

Situated in one of the best connected locations in Greater London, Swan Court delivers contemporary office space in a thriving commercial centre.

MAKING AN ENTRANCE

Swan Court offers a range of sizes up to 20,107 sq ft of stylish high specification office accommodation in the heart of Wimbledon's town centre. These spaces will be ready for occupation in October 2021 and options include:

3,729 sq ft
6,120 sq ft
9,849 sq ft
10,258 sq ft



Exterior view of Swan Court



An international icon with a great British character, Wimbledon is an exceptionally desirable district to work in.



Wimbledon
Common



ADVANTAGE WIMBLEDON



Those who work in Wimbledon are spoilt for choice. They can enjoy everything from popular retail brands and contemporary eateries through to the lavish boutiques, traditional pubs and expansive green spaces of Wimbledon Village.

UNRIVALLED CONNECTIONS



2MINS

WALK FROM SWAN COURT TO WIMBLEDON STATION

16MINS

FROM CENTRAL LONDON



With up to 12 trains an hour stopping at Wimbledon Station, it provides express mainline rail services to and from central London in only 16 minutes, passing through Vauxhall and Clapham Junction. It also services key suburban areas such as Surbiton and Weybridge as well as much of Surrey and Hampshire.



District Line to Putney, Fulham, Earl's Court and Paddington, from where central London, Heathrow and many other destinations are within easy reach.



The Croydon Tramlink provides a swift and efficient east-west connection from Wimbledon, to Croydon, Beckenham and beyond.



Numerous local bus routes, and the nearby A3 joining to the M25 at Junction 9.

TRAVEL TIMES FROM WIMBLEDON STATION

| DESTINATION | MINS |
|------------------|------|
| CLAPHAM JUNCTION | 6 |
| SURBITON | 6 |
| KINGSTON | 13 |
| EARLS COURT | 16 |
| WATERLOO | 16 |
| PADDINGTON | 29 |
| CROYDON | 30 |
| WEYBRIDGE | 39 |

SOURCES: TFL AND NATIONAL RAIL



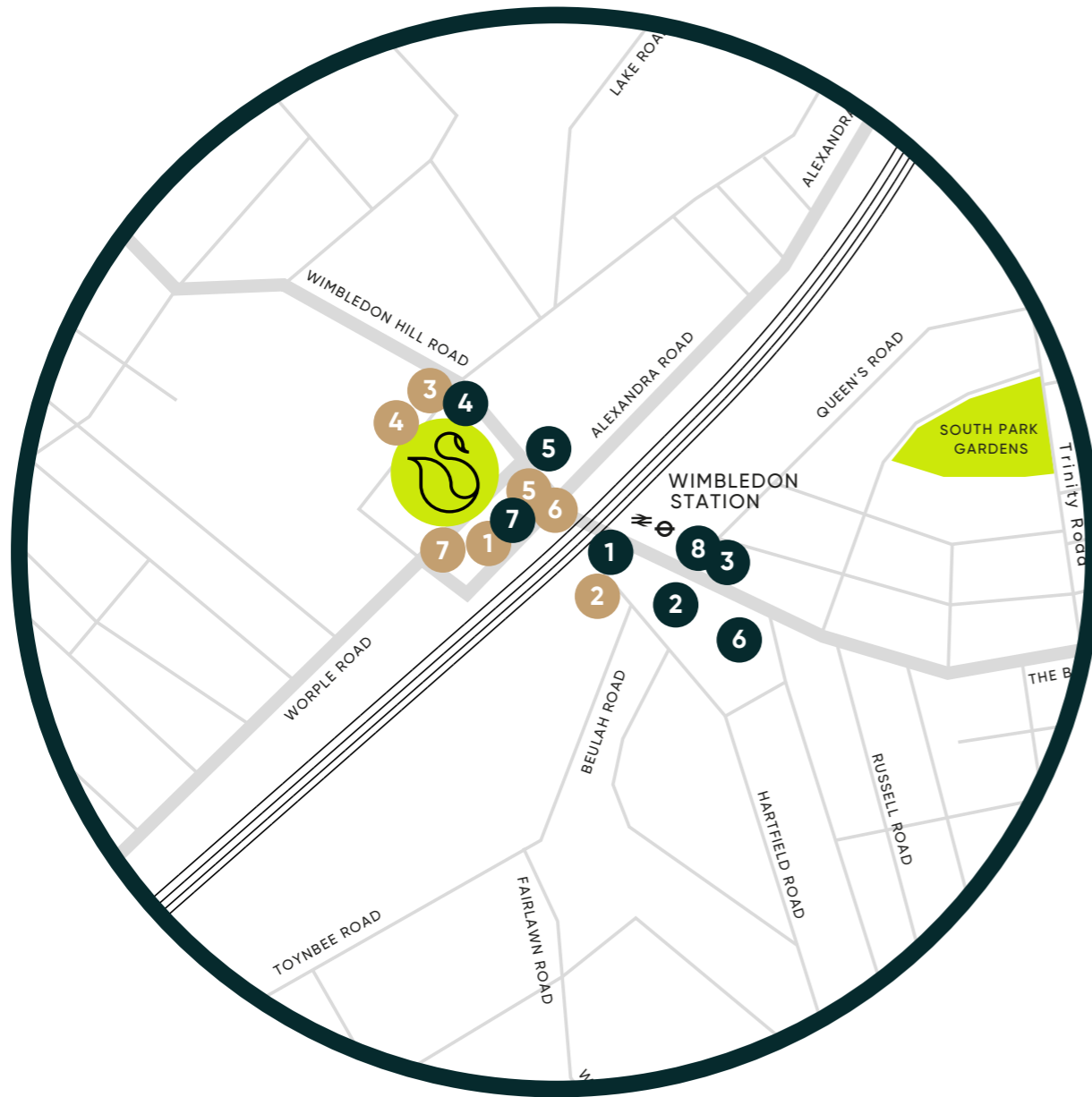
8MINS

DRIVE TO THE A3

- DISTRICT LINE
- NATIONAL RAIL
- - - - - TRAMLINK

IN THE MIX

Wimbledon is home to innovators, market leaders and HQs of established businesses who have an international and national presence.



LOCAL OCCUPIERS

-  DOMESTIC & GENERAL
-  COTY
-  CLOSE BROTHERS
-  WINSHUTTLE
-  STATPRO
-  CAPSTICKS
-  RYMANS
-  HPD LANDSCAPE

LOCAL AMENITIES

-  FITNESS SPACE
-  NUFFIELD HEALTH
-  601 QUEEN'S RD
-  STICKS N SUSHI
-  THE ALEXANDRA
-  ODEON
-  ELYS DEPARTMENT STORE
-  CENTRE COURT SHOPPING CENTRE



SHOWER AND CHANGING FACILITIES



CONCIERGE SERVICE RECEPTION



50 SPACE BIKE STORE



10 SECURE PARKING SPACES



24 HR SECURITY MONITORING



FREE WIFI IN COMMUNAL AREAS

FIRST CLASS FEATURES

Swan Court offers all the premium features you would expect to find in central London's most desirable office spaces. With wellbeing at the forefront, Swan Court has comfort, productivity and sustainability in mind.



EPC RATING - B



50 LOCKERS



DOUBLE HEIGHT RECEPTION



LED LIGHTING



BIOPHILIC EXTERIOR DESIGN



HI SPEC MATERIALS AND FINISHING



Reception



Ground floor office space



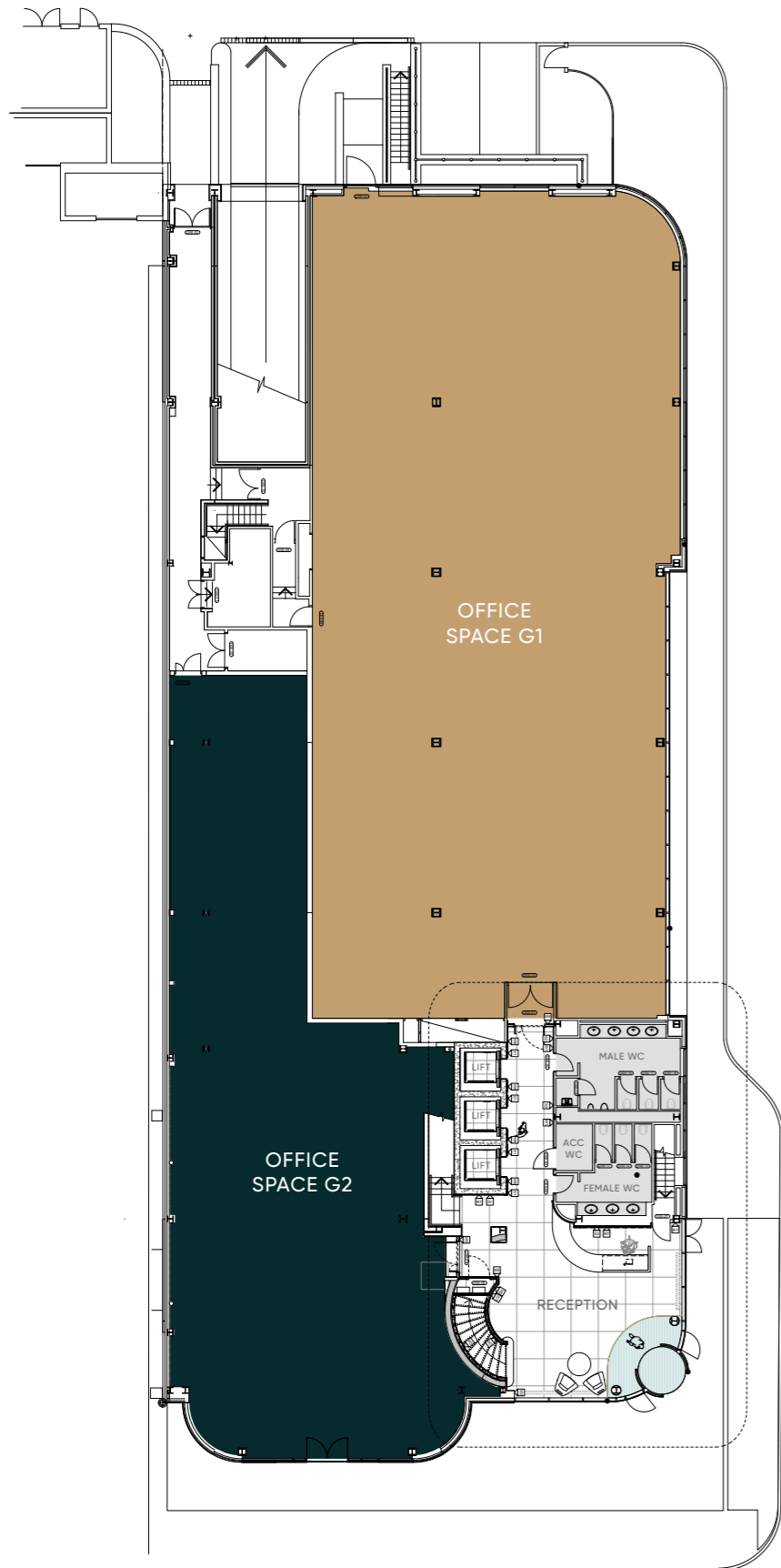
Changing room



First floor office space

GROUND FLOOR

5 PARKING SPACES



AREA SCHEDULE

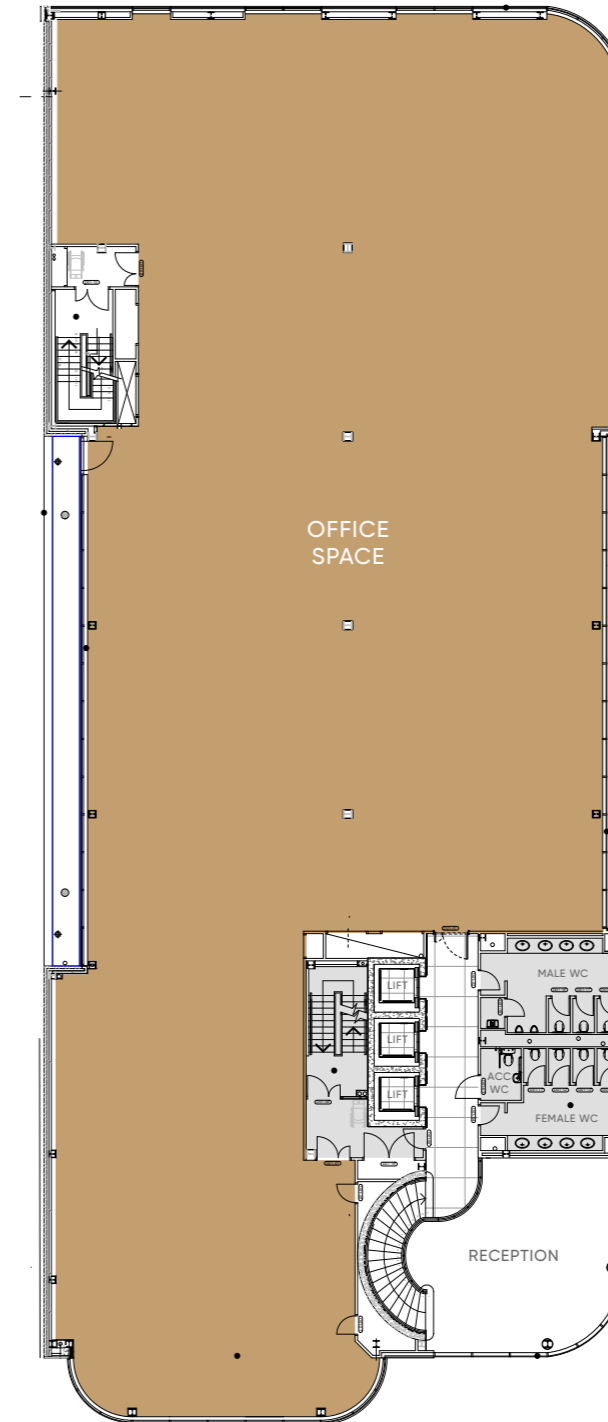
- Whole floor - 9,849 sq ft
- Office space G1 - 6,120 sq ft
- Office space G2 - 3,729 sq ft

SPECIFICATION

- Separate ground floor entrance
- LED lighting
- Fully accessible raised access floors
- Exposed ceiling design

FIRST FLOOR

5 PARKING SPACES



AREA SCHEDULE

- Office space - 10,258 sq ft

SPECIFICATION

- LED lighting
- Fully accessible raised access floors
- Plank suspended ceiling design

THE MCKAY WAY

The McKay Way sets out our customer service commitment and describes our approach to achieve and maintain the important relationship between ourselves as landlord and our occupiers.

Most of all, it is about McKay people directly managing our own properties; people who genuinely care and will always go the extra mile to assist our occupiers and do the right thing whilst maintaining excellent relationships with our suppliers and contractors to deliver exceptional service.

TRANSPARENCY

If we say we will, it happens – our word is our bond. Everything is clear, easy to understand and transparent.

DIRECTLY MANAGED

McKay people in McKay buildings – looking after your teams and your business every day in the right way.

CUSTOMER SERVICE

You are at the heart of everything we do. We give our best every day and respond when you need us to.

VALUE FOR MONEY

Too much, too little or just right. We will find the right value not just for the lease but for the operations and running costs that impact upon your business.

UNIQUE SPACES

We will help you to create a space that meets your needs and is right for your people, teams and business to thrive.

FLEXIBILITY

Let us help you to find the right space. If you need more we can help – if you need less, we can help you with that too.

APPROACHABLE

It all begins and ends with a conversation. Talk to us – we are here to help.



CONTACT

OWNER AND MANAGER



McKay Securities Plc is a commercial property investment company with Real Estate investment (REIT) status specialising in the development and refurbishment of quality buildings within established and proven office, industrial and logistics markets of the South East and London.

The Company's strategy is to invest in well located, quality commercial real estate assets with income and capital growth potential over the longer term, realisable through active portfolio management, refurbishment and development.

To find out more visit mckaysecurities.plc.uk

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