

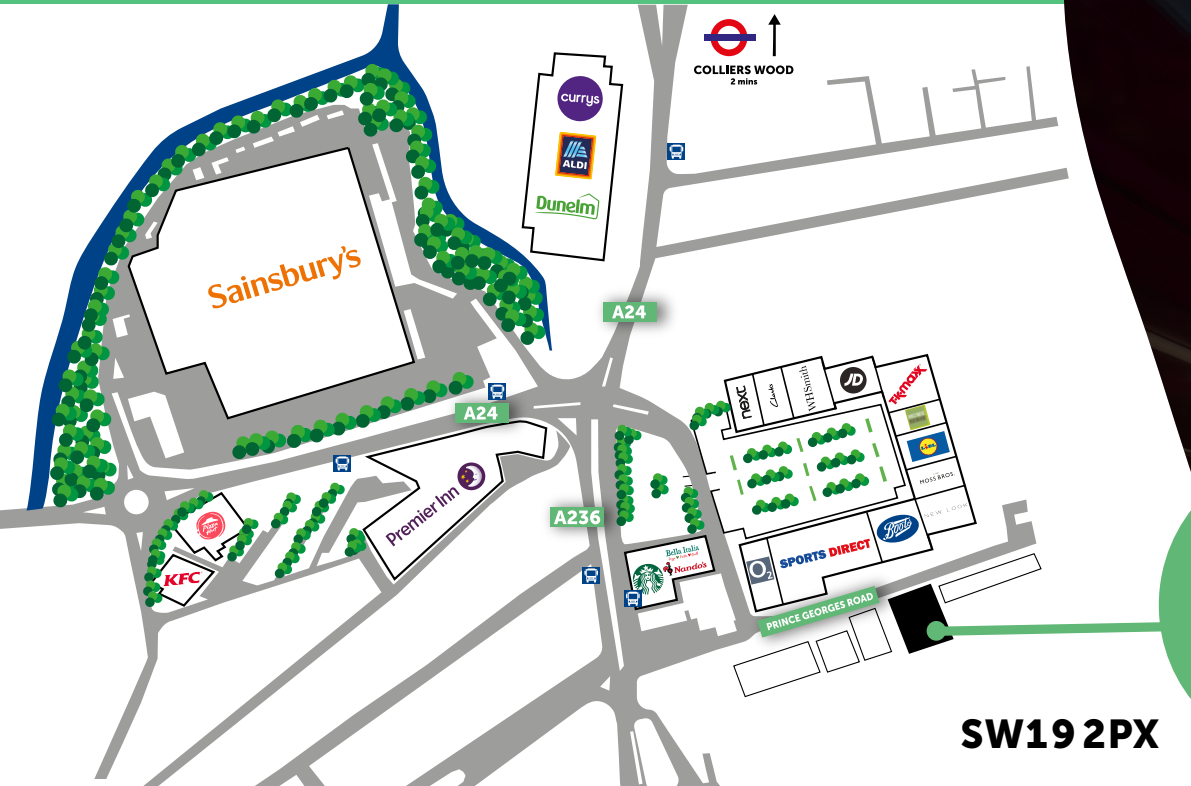
**8 PRINCE GEORGES ROAD  
COLLIERS WOOD  
SW19 2PX**

**5,328-  
10,656 SQ  
FT**

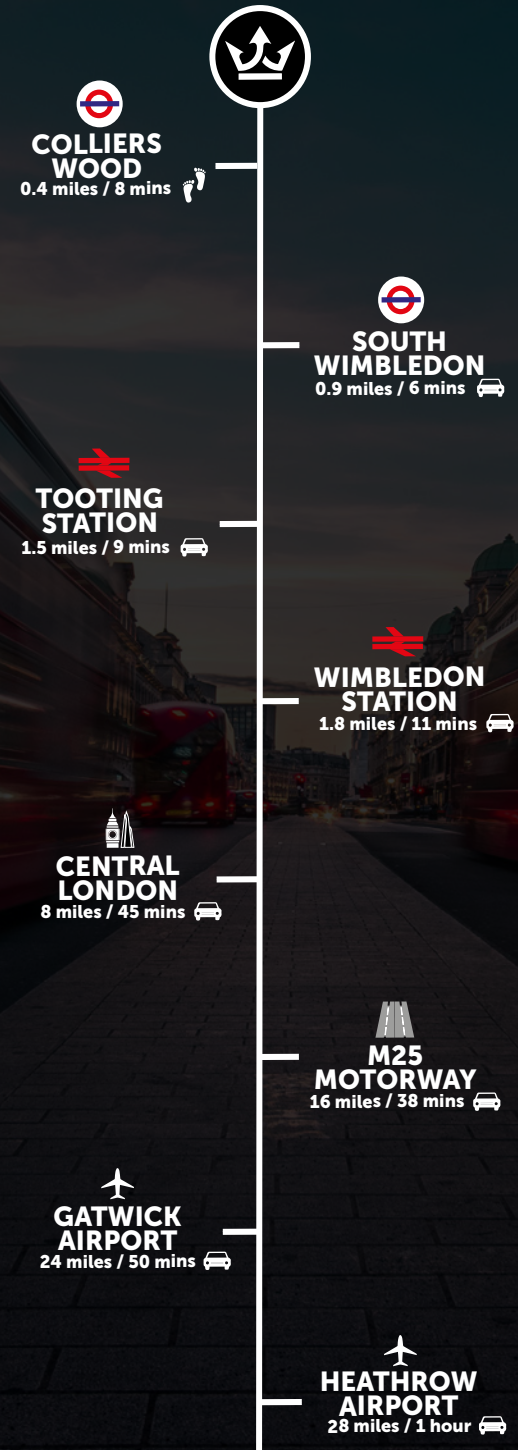


# LOCATION

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.



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



**SECURE SITE**



**1ST FLOOR OFFICE SPACE**



**2x W/Cs**



**EPC A+ RATING**



**LED LIGHTING**



**LOADING BAYS**



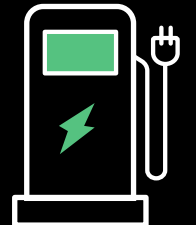
**ELECTRICAL LOADING DOORS**



**8M CLEAR MINIMUM HEIGHT**



**WALL & ROOF INSULATION**



**EV CHARGING POINTS**



**EXTERIOR LIGHTS**



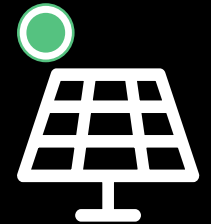
**15% ROOF LIGHTS**



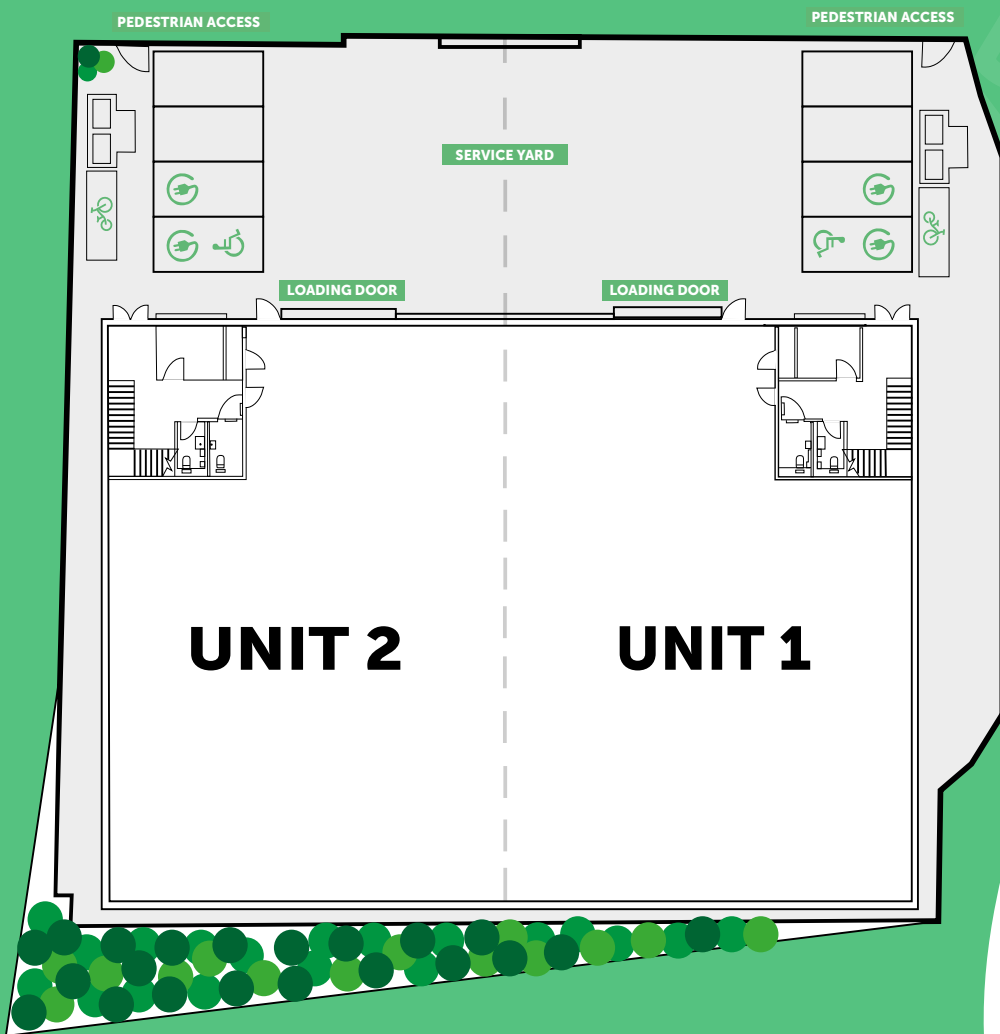
**SLIDING SECURITY GATE**



**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
<b>TOTAL</b>	<b>5,328</b>	<b>495</b>	<b>TOTAL</b>	<b>5,328</b>	<b>495</b>

Units can be taken individually or in combination.

Combined **10,656** FT<sup>2</sup>

**0203 151 1011**  
www.tlre.co.uk

Ed Thomason paul.londra@tlre.co.uk  
Paul Londra paul.londra@tlre.co.uk

**GERALDEVE**  
**020 7493 3338**  
geraldeve.com

Freddie John fjohn@geraldeve.com

**LONDONMETRIC**   
PROPERTY PLC