

REFURBISHED OFFICE SUITES WITH PARKING

TO LET

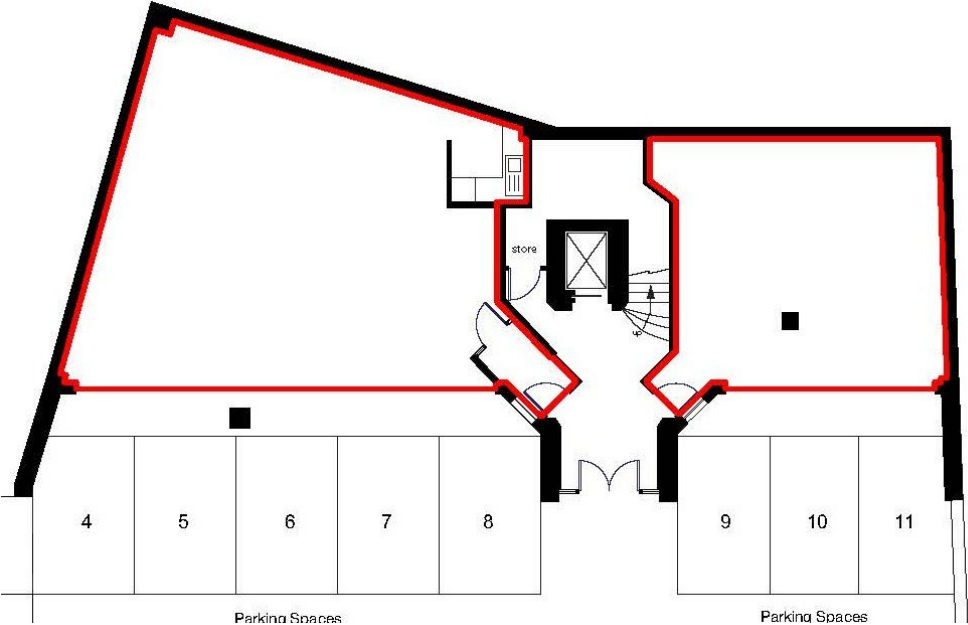
FROM 822 SQ FT & 1,678 SQ FT UP TO 3,897 SQ FT (76.3 SQ M & 155.9 SQ M UP TO 362 SQ M) APPROX



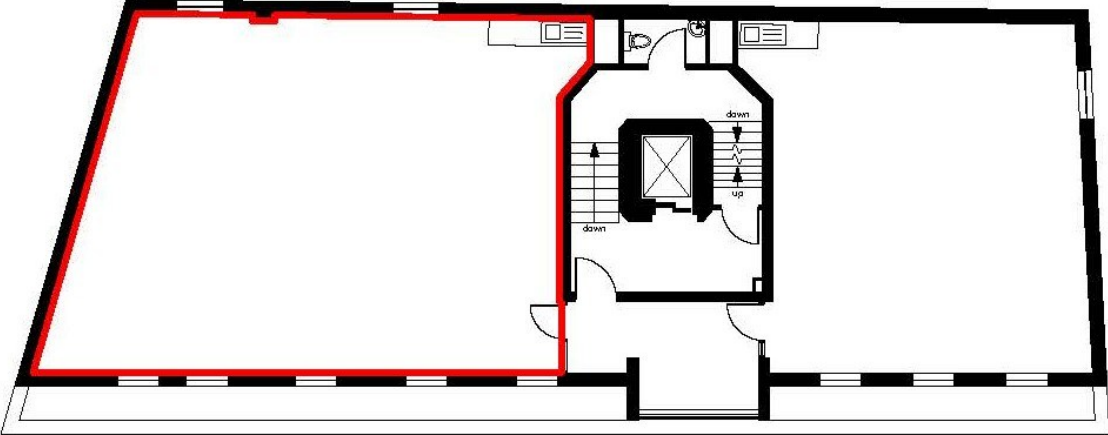
GROUND, FIRST & SECOND FLOORS, BEAUMONT HOUSE,
LAMBTON ROAD, RAYNES PARK SW20 0LW



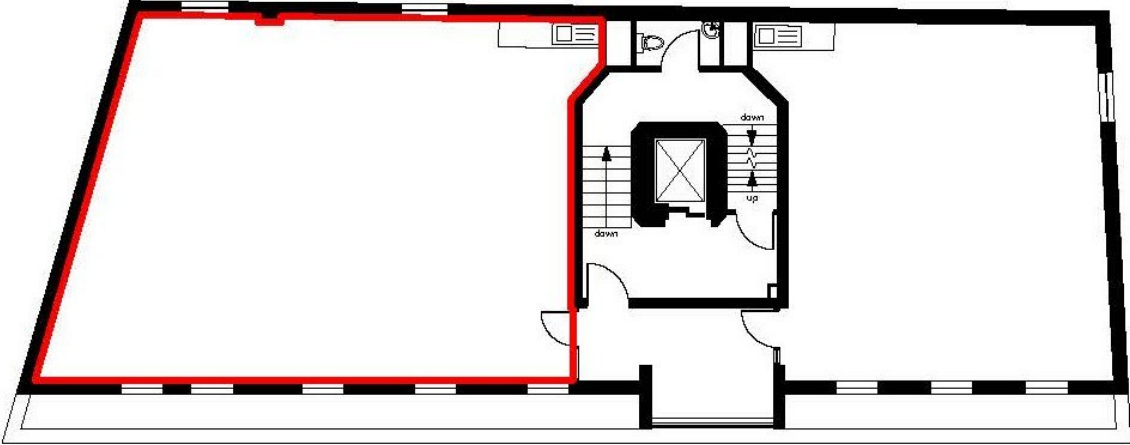
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

BEAUMONT HOUSE, LAMBTON ROAD, RAYNES PARK SW20 0LW

LOCATION

Beaumont House is located in Raynes Park town centre within 100 yards of the mainline railway station, which offers a frequent service to central London (Waterloo approximately 20 minutes journey time). There is a wide range of restaurants, shopping and banking facilities nearby.

The A3 Kingston by-pass is within a mile of the building offering a direct route to both central London and the M25 motorway (Junction 10).

DESCRIPTION

The property comprises recently refurbished, self-contained open plan office suites occupying the entire ground and first floors and an additional smaller suite on the second floor of this modern 3 storey office building. The offices are accessed via the central ground floor reception area, by either lift or stairs and each suite benefits from a tea point and entry phone system. The ground floor benefits from full height glazing to the front and both this floor and the first floor are split into wings. There is allocated parking in front of the building.

ACCOMMODATION

The available suites comprise the following approximate floor areas:

Floor	Sq ft	Sq m	Car Spaces
Second Floor south	822 sq ft	76.3 sq m	2 car spaces
First Floor	1,678 sq ft	155.9 sq m	3 car spaces
Ground Floor	1,397 sq ft	129.8 sq m	3 car spaces
Total	3,897 sq ft	362 sq m	8 car spaces

AMENITIES

- Partially comfort cooled
- Gas fired central heating
- Suspended ceiling incorporating LED lighting to ground and first floors
- Tea point
- Double glazed windows
- Communal WCs
- Passenger lift
- Entry phone system
- On-site parking

EPC

Ground & Second floor south	C(69)
First floor	B(34)

TENURE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Second floor south	£19,500 per annum exclusive
First floor	£40,000 per annum exclusive.
Ground floor	£33,250 per annum exclusive.
Total	£92,750

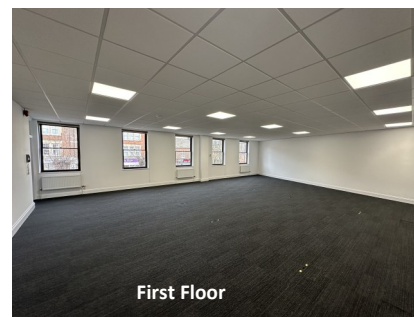
RATES

2026/27	2nd Flr S.	1st Flr	Ground Flr
Rateable Value	£20,000	£38,000	£31,000
Rates Payable	£8,640	£16,416	£13,392

We recommend you verify these figures with Merton Borough Council.

VAT

We understand the premises are not elected for VAT.



First Floor



Ground Floor

For further information or to arrange a viewing please contact:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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Particulars updated 2.2.26