

**LEWIS  
& CO**



**18 COOMBE LANE**

**RAYNES PARK, SW20 8ND**

**CLASS E - TO LET**

**1,231 SQ FT**



**18 COOMBE LANE**  
RAYNES PARK, SW20 8ND

**LEWIS  
&CO**

## DESCRIPTION

A rare opportunity to rent a quality ground and basement floor Class E commercial unit extending to approximately 1,231 sq ft. Previously trading as a gym, before that a tile showroom.

It benefits from good natural light and the unit sits within a strong residential and commercial catchment and is ideally suited to a range of occupiers.

## LOCATION

Situated in the heart of Raynes Park, a well-established and vibrant area of South West London. The area providing immediate access to a wide range of quality independent and national businesses.

Raynes Park Station is moments away providing national rail access into central London and to the southwest.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled May 2026.

## SPECIFICATION

- Fitted unit
- Air conditioning
- Velux windows to rear
- 200m to the station

## FLOOR AREAS

Floor	sq ft	sq m
Ground	710	66.1
Basement	521	48.3
Total	1,231	114.4

## TERMS

A new lease, terms to be agreed.

## PRICING

**£33,000**  
**PER ANNUM EXCLUSIVE**



## RATES

Rateable Value (1st April 2026):

£22,000

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

TBC

## VAT

The property is not elected for VAT.

## EPC

46-B

## VIEWING

Strictly by appointment through the sole agents.

### ALEX LEWIS

alex@lewisco.co.uk  
ddi: 020 3940 5575  
mob: 07815 788 825

### BILLY WRIGHT

billy@lewisco.co.uk  
ddi: 020 3940 5561  
mob: 07791 997 399

020 3940 5575  
WWW.LEWISCO.CO.UK