



the SOS Flex Corp deal...

FLEXIBILITY

Offices ready to move into complete with furniture & broadband internet facilities

ALL INCLUSIVE

Rent & service charge - no surprises

BUDGET PRICES

Flexible prices to suit your budget

MINIMUM NOTICE

Only six months notice to be given with less thereafter

NO DILAPIDATIONS

Leave with no need to make repairs

PURCHASE OPTION

Your chance to buy a virtual freehold

You can rent it and if you like it you can buy it!

*** Can be bought through your SIPP/Pension ***

THE FACTORY 265 MERTON ROAD WANDSWORTH

LONDON SW18



AMENITIES

- Comfort cooling
- Perimeter trunking
- Lift (Courtyard Building)
- Excellent natural light
- Designer lighting
- Cat 5 Cables



LOCATION

The properties are located prominently at the junction of Merton Road with Kimber Road to the south of Wandsworth Town Centre and within a short walk of Southfields Underground Station (District Line). The site is located between Wandsworth and Wimbledon in this renowned residential suburb of South London and is in a prominent position. Cannons Health Club is located in St. George's Park within a few hundred metres.

DESCRIPTION

The front building provides an attractive tile fronted Art Deco listed commercial property built in 1928 with the premises formally being the headquarters and factory for OK Sauce. The premises have been refurbished to provide a significant well located business scheme prominently situated on Merton Road.

The scheme also includes a 1920's 2 storey office/studio building fronting Kimber Road with a private entrance and a 3 storey former warehouse/factory property with courtyard access from Merton Road.

SCHEDULE OF UNITS

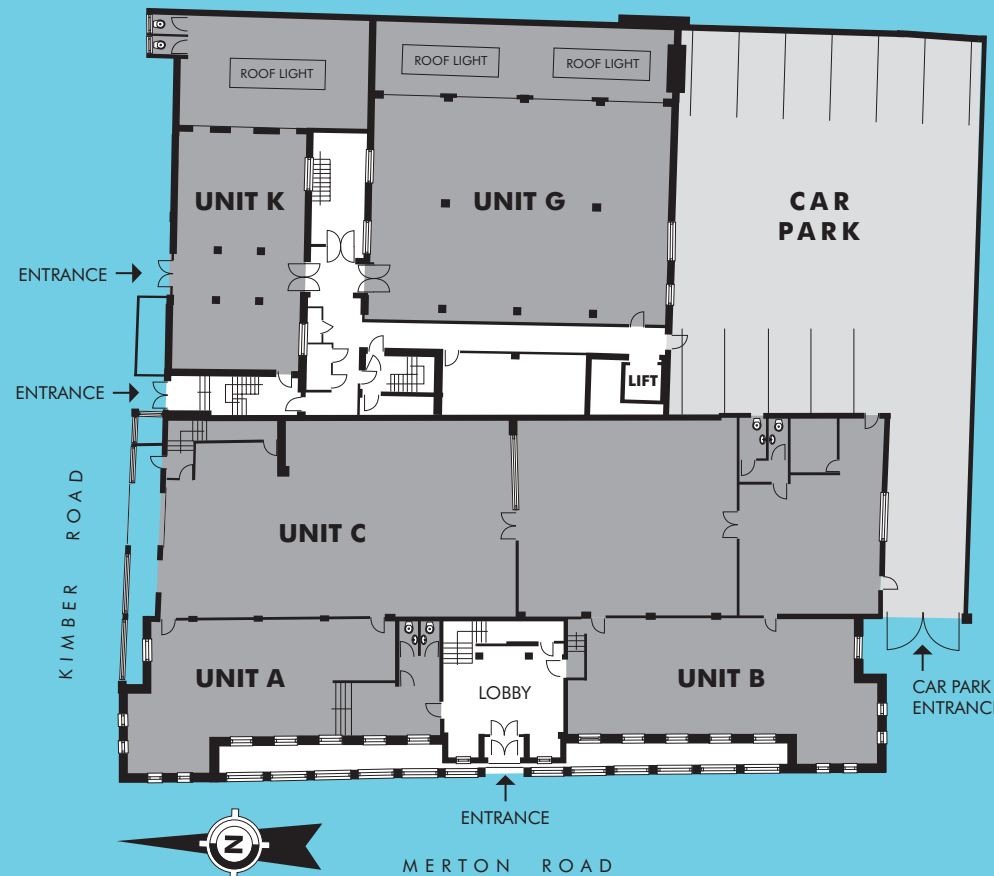
RANGING BETWEEN

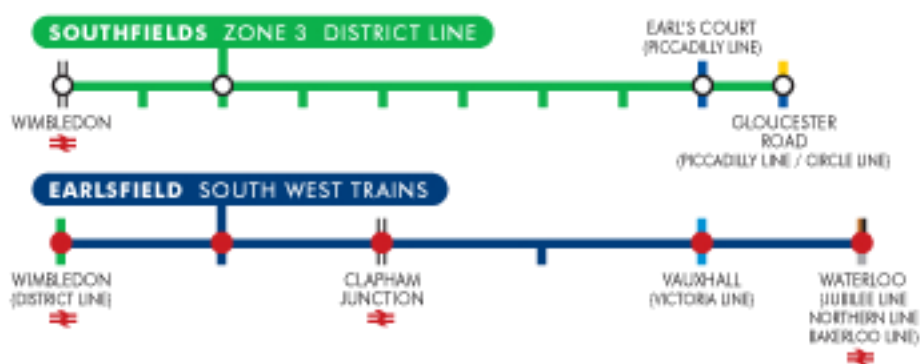
1,000 SQ FT - 4,500 SQ FT

PARKING

Available by arrangement.

TYPICAL FLOOR





To arrange a viewing or to receive further information please contact:

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