

Need
space?









Earlsfield Business Centre

9 Lydden Road, London SW18 4LT



Every business is different and we understand how difficult it can be to find affordable yet high quality, managed workspace that fits around your needs. That's why Needspace? was created. But we don't just rent you space – we give you the control, without the hassle.

Key features

-  Offices, studios & workshops
-  Telephony and broadband
-  All inclusive licence fees
-  Meeting room
-  Flexible terms
-  Kitchen
-  Excellent value
-  On site centre manager
-  Virtual offices
-  Office furniture on request
-  24 hour access

3 months minimum licence

Flexible & adaptable



We saw a need for affordable and flexible managed work space to satisfy the growing number of small businesses. With each of our high quality business centres we aim to create a community of entrepreneurs, working to develop their businesses alongside others in a supportive and enterprising environment. Whatever the size of your business, we can offer you a variety of unit sizes to suit your needs, and the flexibility to alter your terms if your requirements change.

When you choose Needspace? not only are you assured of affordable, high quality workspace in a convenient location, you also have the backing of a dedicated support team. We'll make everything as hassle-free as possible – from recommending the best option for your business needs, to handling any maintenance queries. We can even order your stationery!

Choose Earlsfield Business Centre

Ideally situated between Wandsworth and Earlsfield, with Wandsworth town centre just 10 minutes walk away, Earlsfield Business Centre is the ideal environment for your business to prosper.

- Lively, contemporary business centre offering a range of attractive workshops, office units and studios, from single desks to 9+ workstations.
- Features include an impressive reception area, meeting rooms, conference facilities and breakout space.
- Just 5 minutes walk from Earlsfield mainline station (12 minutes to Waterloo) and local bus services, with local amenities including a bank, post office and an excellent gastro pub nearby.

Backed by the security of the Wates Group

Needspace? is part of the Wates Group, a family company established in 1897 that has grown into one of the UK's largest construction and development businesses. Wates is one of the most financially secure companies in the construction sector, and with their backing we continue to expand our portfolio of quality business centres throughout Greater London and the South East.



We make it easy!

✔ Flexible contract

We offer a 3 month minimum licence with a fixed price from just £8 a day. After this, you can continue on a monthly basis at the same fixed price for up to 12 months. Should you wish to leave, we require just one month's notice after the initial 3 month period.

✔ Fixed price

Our straightforward fixed monthly licence fee includes business rates, service charges, building insurance, utilities, security, maintenance and cleaning of common areas. At Needspace there are no hidden extras.

✔ Adaptable workspace

Our standard units are suitable for 1 to 9 people and can be easily combined to accommodate more. We can also offer furnished easy start-ups if required.

✔ Help and support

At Needspace?, we pride ourselves on the care and support we give our clients. Our team are there to make everything as easy and hassle free as possible for you – from taking you through the licence terms step by step, to ensuring your ongoing needs are taken care of.

Frequently asked questions

How many square feet is the unit?

It all depends on the number of workstations per unit. We allow approximately 75 sq ft per station so a 2 workstation office will be 150 sq ft, a 3 workstation unit will be 225 sq ft and so on.

What is the monthly licence fee?

Each workstation costs from £250 + VAT.

How long is the licence for?

A minimum term of 3 months with monthly rolling breaks thereafter.

What type of deposit do you require?

We require 2 months' licence fee deposit. Once we have received your deposit we will hold your requested unit for 1 month. Licence fees are collected monthly in advance by Direct Debit on the first of the month.

Are utilities such as water, electric and heating included?

Yes, all utilities are included in the licence fee.

Are cleaning services included?

Yes, cleaning of the common areas is included. The cleaners come in on a daily basis.

What type of security does the building offer?

We have CCTV cameras, manned reception from 9am to 5.30pm Monday to Friday and an alarmed entry system allowing after hours access to the building.

Is parking available?

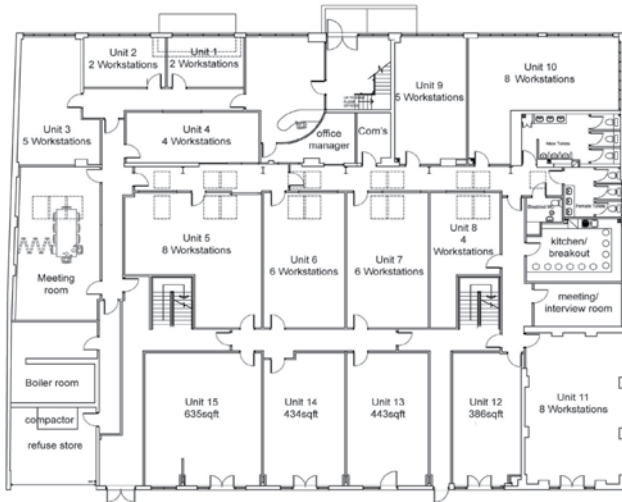
Free public parking is available around the building on a first come, first served basis. Alternatively, permit parking is available nearby.

What is the notice period we would have to give?

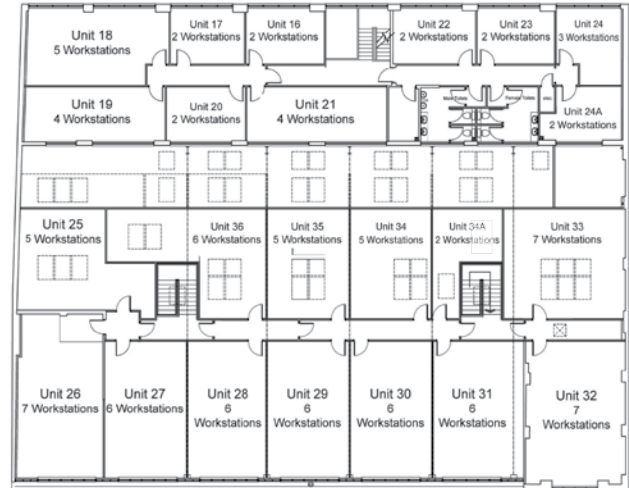
After the minimum period, a month's notice is required by yourself.



Plans



Ground floor plan



First floor plan

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Call us on:
0870 085 8840
to discuss requirements or arrange a visit
Web: www.needspace.co.uk
Email: enquiries@needspace.co.uk

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