

Earlsfield Business Centre

9 Lydden Road,
London SW18 4LT

**Flexible workspace in the Borough
of Wandsworth**

Need
Space?

The NEEDSPACE? difference

Our purpose is to provide the best quality space for our customers at an affordable price.

We own and manage our buildings so that we can achieve this. Our on-site manager is able to respond quickly to any problems but more importantly is here to make your life easier. Whether it be taking your deliveries or booking a meeting room, we are here to help.

Needspace? can offer your business a range of offices, workshops, studios or small industrial units across our portfolio. Our flexible and easy to understand licence agreement allows you to be with us from 3 months to an eternity. Not only is our licence flexible but so are our workspaces.

Whilst we can provide office furniture our preference is not to. Why? - Because we know that each and every business we serve is different. You can furnish your space to suit your own particular needs, not only that, you can also decorate the unit as you like. All we ask is that you return the space as you found it when you leave - How great is that!

We understand that the biggest concern for every small business is cost so our aim is to provide cost certainty. We guarantee that we will not increase your licence fee in the first 12 months of your stay. Thereafter we will review your licence fee on an annual basis but, here's the thing, we promise that licence fees will only increase at or around inflation so as to avoid any nasty surprises.

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, development and property services 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.

The logo for Wates, featuring the word "Wates" in a teal, sans-serif font. To the right of the text is a stylized graphic element consisting of a teal swoosh that curves upwards and to the right, ending in a small yellow and green shape.

Earlsfield Business Centre

Earlsfield Business Centre is ideally situated between Wimbledon, Wandsworth town centre and Earlsfield. It is just 5 minutes' walk from Earlsfield mainline station which is served by regular fast trains to Waterloo (12 minutes), Victoria via Clapham Junction (20 minutes) and Wimbledon (4 minutes). Want to get out of London? By car, Earlsfield is only minutes away from the A3 which leads directly to junction 10 of the M25.

This lively, contemporary workspace offers a range of attractive offices, workshops and studios to let on flexible terms to suit all sizes of business. All our units benefit from high speed internet access that allows your business immediate plug and play connectivity.

The building is open 24/7, with an on-site manager to support your business during office hours.

Other facilities include a welcoming reception, kitchenette, meeting rooms, cycle racks and shower facilities.

Adaptable Workspace

Our standard units are suitable for 1 to 11 people and can be easily combined to accommodate more.

Flexible Terms

Our office terms are flexible to suit you. We offer a 3 month minimum licence that continues thereafter on a monthly basis. Should you wish to leave, we require just one months notice.

Help and Support

We pride ourselves on the care and support we give our clients. Our team are there to ensure your ongoing needs are taken care of.

Fully Managed IT Provision

The very best of fully managed IT and Telco services are available to you. Ready to go, plug and play connections with full help desk support.

24 Hour Access

Access to the building is 24 hours a day, 7 days a week. Come and go as you please.

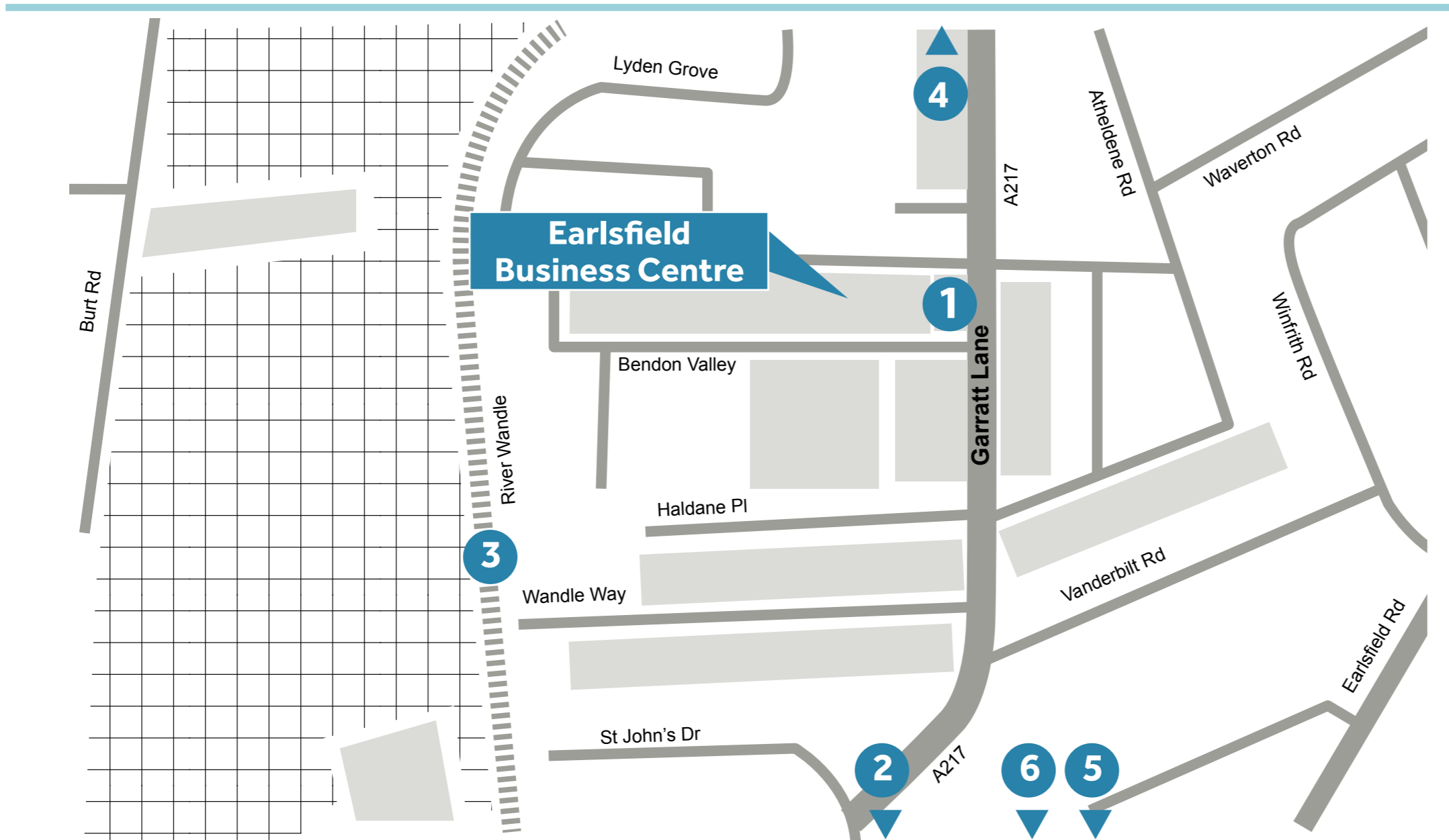
Fixed Pricing

Once we agree a price, it is fixed for 12 months even if you take a lesser term.



In the area

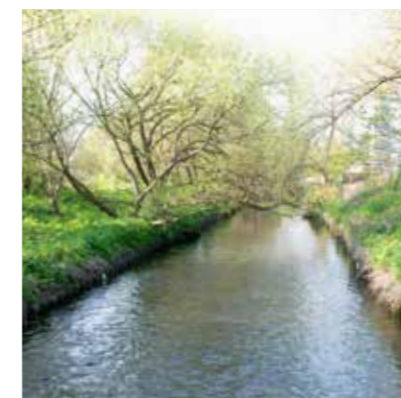
Earlsfield is a thriving suburb in south west London. Amenities are many and include banks, post office and excellent gastro pubs. Wandsworth town centre is only a 10 minute walk away offering retail therapy galore at Southside Shopping Centre. Take advantage of the of the open with a walk along the scenic River Wandle trail, as well as King George's Park, perfect for a relaxing picnic lunch during the summer months. Or if you need your regular lunchtime workout, why not join the nearby Nuffield Health Centre with its indoor gym and pool facilities. Earlsfield really is a great place to live and work.



The Jolly Gardeners
We're very fortunate to have the gastro pub the Jolly Gardeners as our local, it's an absolute belter serving amazing food. It also has a stunning beer garden for warmer times.



The Wandle of Earlsfield
A bit closer to the station The Wandle is another favourite of ours. It serves classic pub grub including burgers, fish & chips and steaks. Good local pub with decked beer garden, quizzes and live music.



The River Wandle
The River Wandle, which is a tributary of the Thames, and King George's Park are a short walk. You can also walk the Wandle Trail which mostly follows the Wandle River, and runs for about 12.5 miles from East Croydon Station to the Thames Path in Wandsworth near Wandsworth Town train station.

- AMENITIES**
1. The Jolly Gardeners
 2. The Wandle of Earlsfield
 3. The River Wandle
 4. Il Girasole
 5. Dugard & Daughters
 6. Tara Theatre



Tara Theatre
Our local theatre is brand new state-of-the-art building which houses a main theatre space, a development studio with a welcoming foyer bar, and a patio-garden. One for some post work entertainment.



Dugard & Daughters
This is a family run butcher & larder stocking lots of lovely food from sustainable sources. They also stock a fabulous range of wines, local beers and spirits and cheese.



Il Girasole
A firm favourite and a short walk along Garratt Lane is the trattoria and pizzeria, Il Girasole, serving up classic Italian fayre including pasta, pizzas and some delicious mains. Yum!

Travel & Connectivity

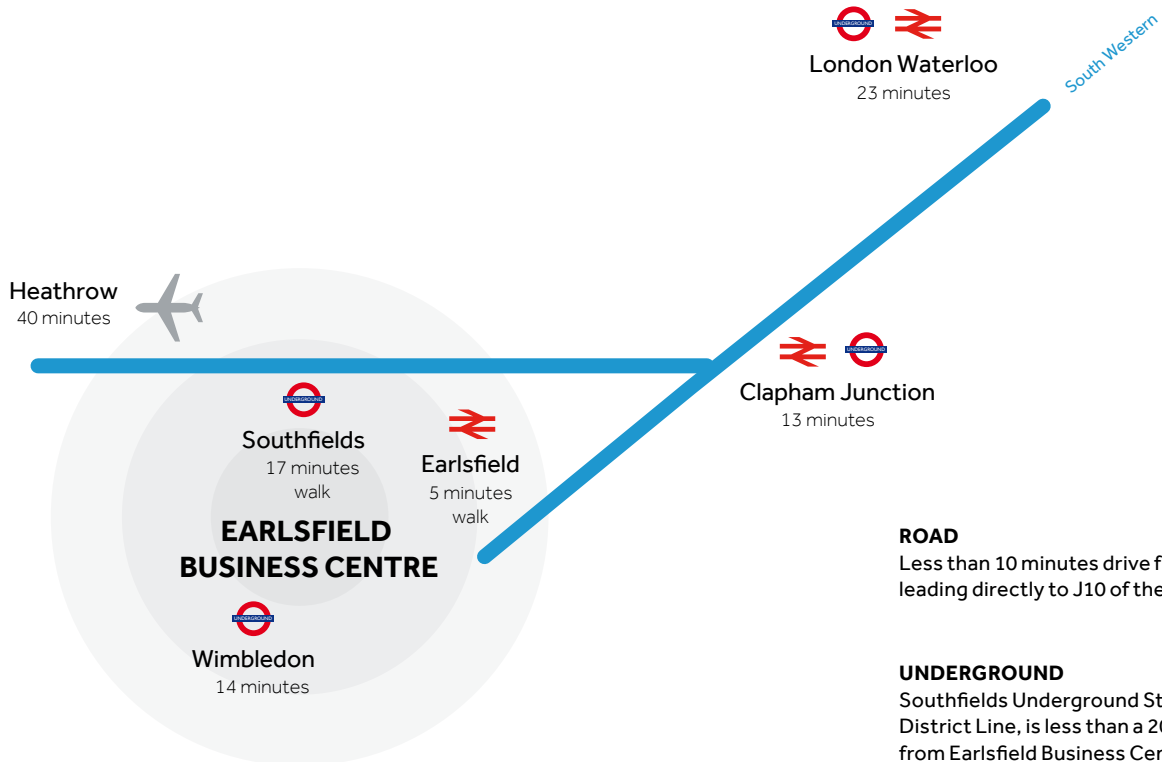
We're a short walk from Earlsfield train station which has great transport links to Wimbledon, Clapham Junction & up to 16 trains per hour to London Waterloo which is just a 12 minute journey.

EARLSFIELD BUSINESS CENTRE TO:

Earlsfield	5 minutes walk
Clapham Junction	13 minutes
London Waterloo	23 minutes
Wimbledon	14 minutes
Heathrow Airport	40 minutes

BUS

Nearby bus routes serve a number of locations including London Victoria, Battersea, Putney, Tooting and Mitcham.



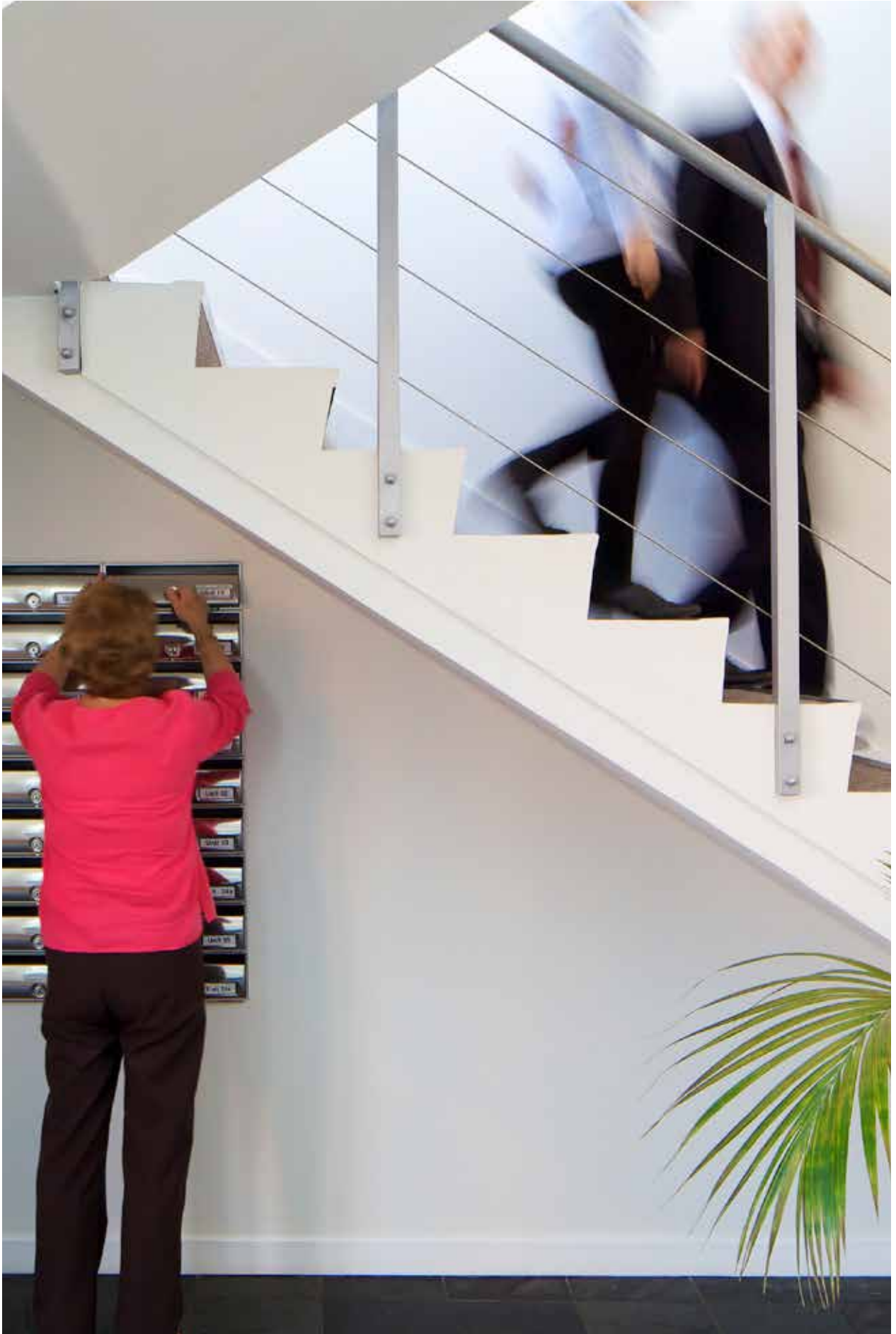
ROAD

Less than 10 minutes drive from the A3 leading directly to J10 of the M25.

UNDERGROUND

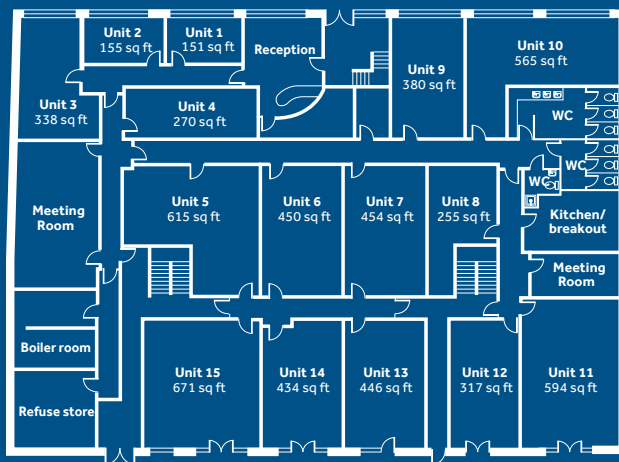
Southfields Underground Station, on the District Line, is less than a 20 minute walk from Earlsfield Business Centre. Trains run between Wimbledon and Paddington every 10 minutes.

Map not to scale, indicative only
Times using public transport

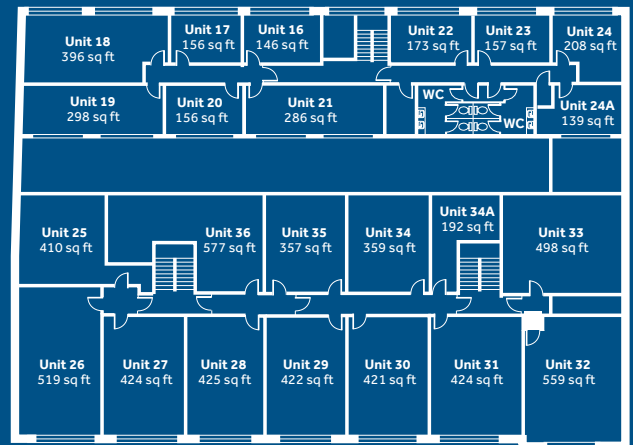


Earlsfield Business Centre

9 Lydden Road,
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Ground Floor



First Floor



Call us on: 020 3142 7000

to discuss requirements or arrange a visit
www.needspace.co.uk
enquiries@needspace.co.uk

