



SELF-CONTAINED

362 sq. ft. - 1,019 sq. ft.

3 CRESCENT HOUSE
PUTNEY, LONDON
SW15 2TN

£34.00 per sq. ft.

- * 2 parking spaces
- * Perimeter Trunking
- * Kitchenette
- * Part Carpeted
- * Large roof light
- * Gas fired radiators
- * Shower facilities

OFFICE SPACE TO LET



MEDWAY & LAW
CHARTERED SURVEYORS
0207 043 0111

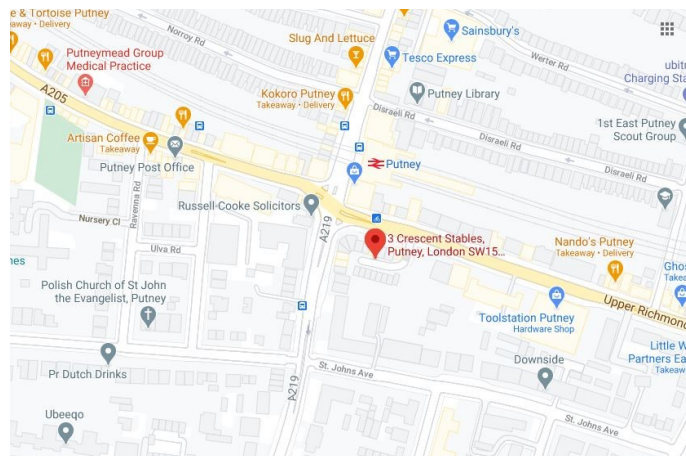
Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

OVERVIEW

Location

3 Crescent Stables is situated on the South side of Upper Richmond Road, less than 500 metres to the West of East Putney Station (District Line). Putney Rail Station offering National Rail Services is also within a very short walking distance.



Description

The accommodation is arranged over 1st and 2nd floor office suites with Ground Floor reception area, The first and second floor could potentially be let individually on a floor by floor basis.

The office suites are currently accessible via spiral staircase with fitted W.C.'s and kitchen facilities available on the Ground Floor.

The accommodation is well presented, in good condition and benefits from a large roof light in the 2nd floor office suite as well as secure parking.



Size:

Ground Floor	220 Sq ft (20 sq m)
First Floor	437 Sq ft (41 sq m)
Second Floor	362 Sq ft (34 sq m)
Total	1,019 Sq ft (95 sq m)

Rent

£34.00 per sq. ft.

Lease

New effective full repairing and insuring lease is available direct from the landlord for a term of up to 5 years.

Business Rates

Approximate £8.50 per sq. ft.