MEDWAY & LAW
CHARTERED SURVEYORS

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OFFICE TO LET

(Rare opportunity to acquire self-contained office)

4 Crescent Stables, Putney, SW15 2TN

- New flexible lease direct from the landlord
- Close proximity to Putney Mainline Station
- Would suit alternative uses
- 2 allocated parking spaces

20 HANOVER STREET, MAYFAIR, LONDON W1S 1YR

Misrepresentation Act 1967- Whilst all the information provided is believed to be correct, niether agent nor the client guarantees the accuracy nor is it intened to form any part of any contract. All areas quoted are approximate.

Location

The office is located on a quiet cul-de-sac off Upper Richmond Road adjacent to its junction with Putney High Street. The nearest stations are Putney Rail Station and East Putney Underground Station, both a short walk away.

Description

The property comprises a self-contained office building arranged over three floors (ground to second) with a kitchen, WCs and parking provision for two cars. The second floor benefits from a generous ceiling height and good natural light. The landlord would consider a variety of uses which fall within the recently update Use Class E.

Floor Area

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

Term

A new flexible short or long term lease is being offered direct from the landlord.

Rent

£37,500 per annum excl.

Business Rates

£9,975 payable per annum approx.

Viewings strictly by appointment with sole agents, Medway & Law:

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EPC

Energy Rating C

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