



Upper Richmond Road Putney SW15 2SZ

FIRST FLOOR OFFICES TO LET

5,726 SQ FT (532 SQ M)

OVERVIEW

73–75 Upper Richmond Road is a 5,726 sq ft first-floor office suite located in central Putney.

The office space has recently undergone a comprehensive refurbishment and offers a spacious open plan floor plate completed to a high specification.

The property has immediate access to a range of amenities and transport links. East Putney station is a short walk away while Putney station is just a 10 minute walk. Central London can be reached within 35 minutes.



HIGH SPECIFICATION OPEN PLAN SPACE



RAISED FLOORS



SUSPENDED CEILINGS




NEW VRF AIR CONDITIONING



NEW LED LIGHTING



REFURBISHED DEMISED WCs




RECEPTION



24 HR SECURITY

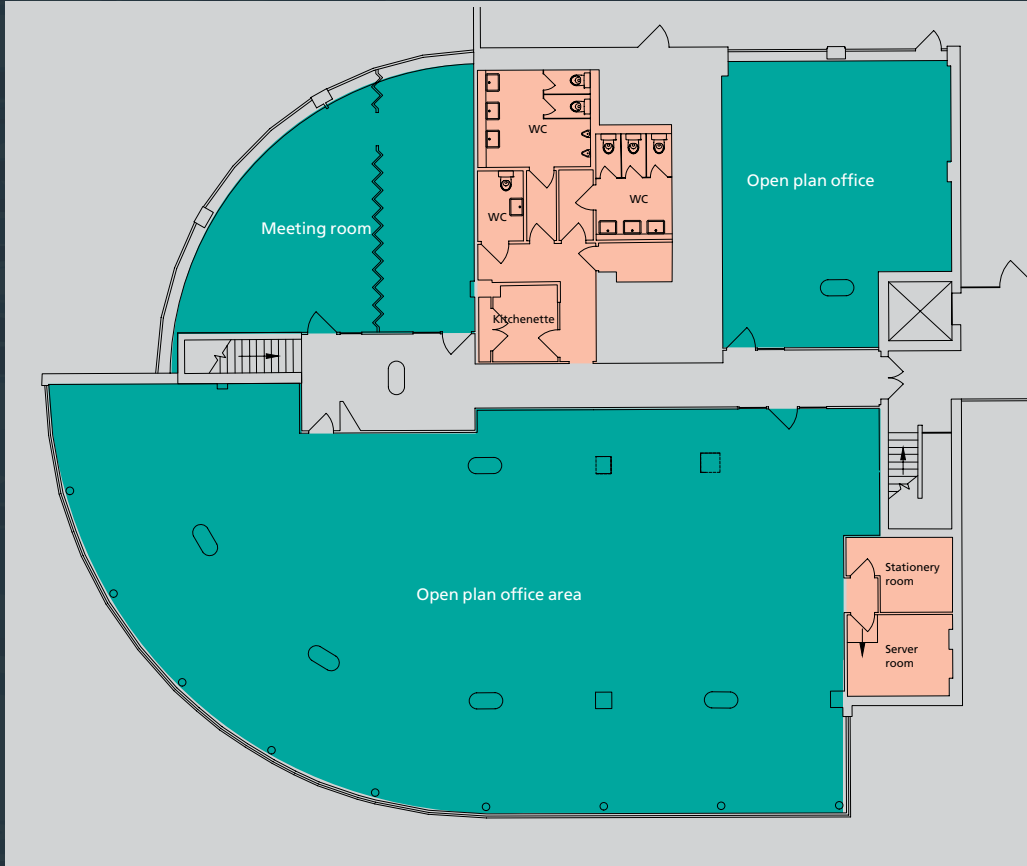


2 PARKING SPACES



EPC C (51)

5,726 SQ FT SELF-CONTAINED SUITE



FIRST FLOOR



PUTNEY FROM THE AIR



RIVER THAMES

WANDSWORTH PARK

PUTNEY BRIDGE ROAD

OXFORD ROAD

DISTRICT LINE

UPPER RICHMOND ROAD

KESWICK RD

Tequila Mockingbird

PUTNEY BRIDGE
The Rocket

Odeon Luxe

The Boathouse

Coppa

Coat & Badge

Wagamama

The Dynamo

Putney Exchange Shopping Centre

Energie

Sainsbury's

CrossFit

Hare & Tortoise

Physical Culture

House of Yoga

PUTNEY

Putney Bootcamp

Gazette

Pure Gym

Nando's

Hybrid East Putney Tavern

Arise

Yum Sa

7 mins

Max's

Beyzade Turkish

Sainsbury's

EAST PUTNEY

1 min

Co-op



↑ TO BARNES, RICHMOND & KEW
↓ TO A34 MINS

→ TO WATERLOO

PICTURESQUE PUTNEY

Characterised by picturesque streets, green parks and a village-like atmosphere, Putney is a go-to destination for young families and professionals looking for some peace and quiet away from city life.

Richmond Park – London’s largest Royal Park at 2,500 acres – is just a 3 mile ride away.

For more details visit: positivelyputney.co.uk



Putney Embankment



The Boathouse



The Fulham Railway Bridge

POSITIVELY PUTNEY

Running straight through the centre of Putney, the Upper Richmond Road is a long and bustling hub of activity. The road is dotted with a great selection of pubs, fitness studios, a pottery café, a Thai supermarket and a variety of colourful restaurants offering Indian, Japanese, Thai and Italian food. There are plenty of independent shops too, and countless cafés.



Hare & Tortoise Japanese Restaurant, Upper Richmond Road

Housing a mix of independent boutiques and premium brands, including H&M, Oliver Bonas, Sports Direct and Waterstones, the colourful Putney Exchange on High Street is an enjoyable shopping experience focused around a Waitrose store.



Putney Exchange



Artisan Coffee, Upper Richmond Road



The Dynamo, Putney Bridge Road



PUTNEY PULSE

Putney has a wide range of fitness and wellbeing centres, including a PureGym, just 4 minutes walk away, and The House of Yoga on Upper Richmond Road near Putney Station.



PureGym



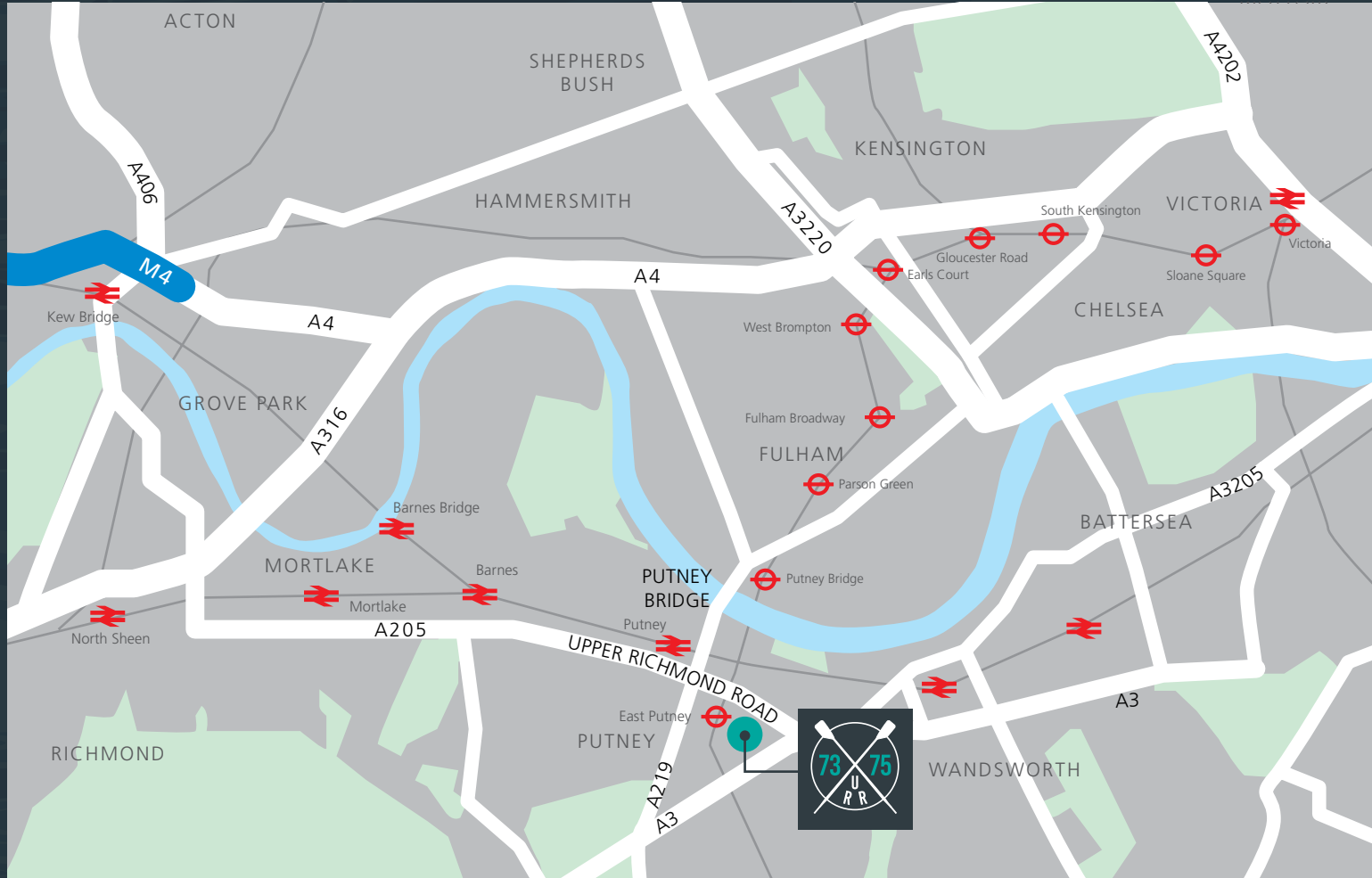
Crossfit
The House of Yoga



Energie



PLENTIFUL TRANSPORT LINKS



BY ROAD

Putney is well located on the A205 and the A3 allowing fast links with the M25.

BY TUBE

East Putney station on the District Line is just a short walk away.

BY TRAIN

There are very frequent trains from London Waterloo, via Clapham Junction, to Putney Rail station.

From Putney Rail station there are frequent trains to Richmond, Hounslow and out towards Windsor.

BY BUS

Putney is served by many bus routes. Here are a few useful ones:

- Number 22 from Piccadilly Circus
- Number 14 from Warren Street
- Number 74 from Oxford Street
- Number 37 from Clapham Common
- Number 39 from Clapham Junction

Other bus routes that go through Putney include 85, 93, 220, 265, 270, 337, 424, 430, & 485.

BY BOAT

An alternative mode of transport is the Thames Clipper River Bus Service from Blackfriars or Embankment to Putney.



TERMS AND CONTACTS

TERMS

Available by way of a full repairing and insuring lease direct from the Landlord on terms to be agreed.

VIEWING

Strictly by appointment with the agents.



Dom Clarke
07766 721036
dom.clarke@cbre.com

Peter York
07880 737182
peter.york@cbre.com



Andrew Baillie
07502 233770
abaillie@vailwilliams.com

Charlie Perkins
07545 803419
cperkins@vailwilliams.com



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