

NEWLY CONSTRUCTED OFFICES FOR SALE/TO LET

74 UPPER RICHMOND ROAD SW15 2SU



SELF CONTAINED GROUND AND FIRST FLOORS

7,118.2 Sq Ft (661.3 Sq m) GIA
(Possibility to split the floors)



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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 in no way guaranteed

Location: 74 Upper Richmond Road is situated on the corner of Upper Richmond Road (A205) and Woodlands Way and is within one minute's walk of East Putney (District line) underground station and approximately ¼ of a mile from Putney (South West Trains) mainline railway station.

Description: The offices comprise the ground and first floors of 74 Upper Richmond Road. The upper floors are residential flats being sold separately. The preference is to let the offices as a whole but consideration maybe given to disposal of the floors on an individual basis.

Specification:

- ▶ Shell Condition (Alternatively part fitted)
- ▶ Ability to fit out to a high standard
- ▶ Full height glazed elevations
- ▶ Opportunity for Ground Floor advertising

Size:	Floor	Sq Ft	Sq M
	Ground	3,188.3	296.2 (GIA)
	First floor	3,929.9	361.1 (GIA)
	Total	7,118.2	661.3 (GIA)

Long Leasehold Offers in the region of £2,000,000 for the 999 year Long Leasehold interest.

Quoting Rent: £25.00 per sq ft

Service Charge: TBA

Legal costs: Each party to bear their own legal cost.

Viewing: Strictly by appointment with Sole Agents, Mann Smith.

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