

**1,366 Sq ft (127.0 Sq m)****Description**

The offices are on the North Side of Upper Richmond Road at the junction with Chatwood Road. The A3 is approximately 0.5 miles to the South. Putney High Street is within a 5 minute walk and provides many shops and restaurants.

Putney Mainline station is also on the High Street within approximately 6 minutes walk and East Putney Tube Station is approximately 8 minutes walk west along the Upper Richmond Road.

Accommodation

The available space is on the 2nd floor, is predominantly open plan with a partitioned private office and coms room. There is also potential via separate arrangement to have access to a 210 sq ft meeting room on the 3rd floor. The space was refurbished 3 years ago and is in good condition and ready for immediate occupation.

Amenities

- ▶ Air Conditioning
- ▶ Raised Floor
- ▶ Lift
- ▶ One Car Parking Space

Size

Second Floor 1,366 Sq ft (127.0 Sq m)

Lease

A new sublease is available until August 2018.

Rent

£33,467 per annum exclusive (£24.50 per sq ft)

Service Charge

£6.00 per sq ft approx

Business Rates

We understand the rates payable for 2011/2012 are approximately £9,930 per annum with a rateable value of £28,500. Interested parties are advised to make their own enquiries with Wandsworth Council.

Legal Costs

Each party will bear their own legal costs

Viewings

Strictly by appointment with Sole Agents, Mann Smith

Chris Brading
Tel: 0207 839 8989
chris@manssmith.co.uk

Ashley Medway
Tel: 0207 839 8989
ashley@manssmith.co.uk

Mann Smith Chartered Surveyors
49 Whitehall London SW1A 2BX

tel: 020 7839 8989 fax: 020 7839 2490 e-mail: info@manssmith.co.uk