



1,528 Sq ft (141.9 Sq m)

## Description

The offices are situated above Wagamama's Restaurant on Putney High Street at the junction of Felsham Road.

The premises are ideally located for food, retail and leisure amenities and are within close proximity to the River Thames and Putney Bridge.

Putney mainline station is approximately 5 minutes walk and provides frequent train services to Waterloo, Richmond and Clapham. Putney Bridge Underground Station (District line) is also approximately 5 minute walk away.

## Accommodation

The accommodation is arranged over the second floor and is mostly open plan with one boardroom/meeting room and kitchenette. It is available fully furnished if required.

## Amenities

- ▶ Air Conditioning
- ▶ Perimeter Trunking
- ▶ Kitchenette
- ▶ Carpeted
- ▶ Excellent Natural Light

## Size

Second Floor 1,528 Sq ft (141.9 Sq m)

## Lease

New flexible leases are available direct from the landlord

## Rent

£32,500 per annum exclusive (£20.61 per sq ft)

## Service Charge

£6,876 per annum (£4.50 per sq ft)

## Business Rates

We understand the rates payable for 2012/2013 are approx £12,480 per annum. Enquiries to Wandsworth Council are encouraged.

## Legal Costs

Each party will bear their own legal costs

## Viewings

Strictly by appointment with Sole Agents, Mann Smith

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