

OFFICE TO LET IN PUTNEY'S PRIME OFFICE LOCATION

CARLTON PLAZA, 111 UPPER RICHMOND ROAD SW15



2,575-5,150 Sq ft (239.2- 478.4 Sq m)

Location: The premises are located on the south side of the Upper Richmond Road, to the west of its junction with Oxford Road. Transport links are excellent with East Putney Underground Station (District line) within 200 metres & Putney Railway Station (Southwest Trains) connecting to Waterloo Underground & Railway Station.

Putney High Street contains most of the main high street stores together with boutiques, cafes, restaurants and bars.

Description: Carlton Plaza is an eight storey purpose built office building in Putney's prime office location. The available office suites are located on the second & third floors and are currently arranged as open plan with a number of private offices and meeting rooms. They are available separately or together.

Size:	<u>Floor</u>	<u>Sq ft</u>	<u>Sq m</u>
	3 rd	2,575	239.2
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	Total	5,150	478.4

Amenities: *Commissionaire* *Twin Passenger Lifts* * Excellent Natural Light* *Comfort Cooling* *Kitchenette* *Raised floors* * Car Parking* *Male & Female W.C'S*
Meeting Rooms *Bike Racks* *Impressive Reception Area*

Lease: New Lease for a term to be agreed at £26.00 per sq ft.

Service Charge: £10.30 per sq ft

Rates: £8.78 per sq ft

Viewings: Strictly by appointment via Mann Smith

Chris Brading
Tel: 020 7839 89 89

Email: chris@mannsmith.co.uk

Ashley Medway
Tel: 020 7839 89 89

Email: ashley@mannsmith.co.uk