

FIRST FLOOR OFFICES TO LET

162-164 Upper Richmond Road Putney London SW15 2SL



1,775 sq ft (164.9 sq m)





Mann Smith Chartered Surveyors 49 Whitehall London SW1A 2BX tel: 020 7839 8989 fax: 020 7839 2490 e-mail: info@mannsmith.co.uk

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	The offices are situated on the northern side of the Upper Richmond Road, approximately 200 metres east of the junction with Putney Hill / Putney High Street (A219). The A3 is approximately half a mile to the south and the multiple shopping facilities of Putney High Street, a short walk to the north. Putney Mainline Station is also approximately only 200 metres to the west and East Putney (District Line) Underground Station is a similar distance to	
	the east.	
Description	The available offices are located on the open plan with 4 private meeting room kitchen.	
Amenities	 Good natural light Kitchen Suspended ceiling Part perimeter trunking 3 Car parking spaces Kitchen Meeting Room Demised W.C. 	
Lease	Alternatively a new lease may be available.	
Rent	The current passing rent is $\pounds29,000$ pa exclusive.	
Rates	Approximately £6.64 per sq ft. Interested parties are advised to make their own enquiries to the Wandsworth Council.	
Service Charge	Approximately £5.50 psf.	
Legal costs	Each party to bear their own legal costs.	
Viewing	Strictly by appointment with sole agents, Mann Smith.	
	Chris Brading 020 7839 89 89 chris@mannsmith.co.uk	Ashley Medway 020 7839 89 89 ashley@mannsmith.co.uk



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