

FIRST FLOOR OFFICES TO LET

**162-164 Upper Richmond Road
Putney
London SW15 2SL**



1,775 sq ft (164.9 sq m)

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 first floor. The main office area is open plan with 4 private meeting rooms / offices and a large fitted 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 £29,000 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.

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