

NEW TO MARKET

PRELIMINARY DETAILS

ECONOMIC FIRST FLOOR OFFICES

1695 sq ft/158m sq approx WITH 4 CAR SPACES

TO LET ON NEW LEASE

**162/164 Upper Richmond Road
London
SW15 2SL**

Location

The property is prominently situated on the North side of Upper Richmond Road to the East of its junction with Putney High St and approximately equidistant from both Putney and East Putney stations and therefore within reach of excellent transport links and the extensive retail restaurant and hospitality facilities of the town centre.

Accommodation

Size

1,695 sq ft/158sqm approx on the First Floor accessed from a Ground Floor entry hall with communal entry system and alternate Female / Male WCs.

The subject offices are carpeted and finished to a modern standard to incorporate suspended ceilings with inset lighting and air conditioning throughout. The accommodation is primarily in open plan with a small Comms room, fitted kitchen and glazed, partitioned private office, all benefiting from extra natural light to the front and the back of the floor.

The offices are offered with four secure car spaces.

Terms

A new term to be agreed on full repairing and insuring terms.

Rent

Offers sought in the region of £32,000 pax (to include the 4 car spaces).

Service Charge

£1,740 pa approx. (to yr end Dec '23)

Business Rates

The current rates payable are £16,000 pa approx. rising to £17,750 pa approx. from 1st April 2023.

Legal Costs

Each side's respective legal cost to be borne by the respective party.

All Enquiries

Jonathan Green, White Druce & Brown, 0777 8803 090.