

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**MODERN OFFICE / CLASS E SPACE IN MEWS DEVELOPMENT**  
**276 - 1,511 SQ FT (25.62 – 140.32 SQ M)**

**Units A, C & E Ironmongers Mews, Church Road, Barnes, London, SW13 0DQ**

**DESCRIPTION**

Ironmongers Mews is a modern development with 3 commercial units at ground floor.

Units A, C & E provide high quality Class E space suitable for office, medical or showroom type uses. Each unit has a WC and a high quality kitchen. Units A and E have elements of fit out already in situ.

Furniture can be available by way of separate negotiation.

The units are available separately or together.

**LOCATION**

Ironmongers Mews is located behind Church Road in Barnes, close to the junction with Rocks Lane.

There are a number of retailers and food and beverage outlets in the immediate vicinity including a Morrisons Daily, The Red Lion pub and various coffee shops and restaurants.

Barnes Station is 0.7 miles from the property (approx. 15 minute walk) providing services to:

- Putney - From 2 mins
- Clapham Junction - From 7 mins
- London Waterloo - From 19 mins

**ACCOMMODATION**

	NET INTERNAL AREA		GROSS INTERNAL AREA	
	SQ FT	SQ M	SQ FT	SQ M
Unit A	554	51.47	616	57.23
Unit C	241	22.39	276	25.62
Unit E	551	51.19	619	57.47
<b>TOTAL</b>	<b>1,346</b>	<b>125.05</b>	<b>1,511</b>	<b>140.32</b>

**AMENITIES**

- LED lighting
- Skylights
- VRF A/C system
- Wood laminate flooring
- WC to each unit
- Showers (Unit A & E only)
- Fitted kitchens
- 1 x parking space per unit (EV charging possible)
- PV panels to roof

**RENT**

Unit A - £25,000 per annum exclusive

Unit C - £12,000 per annum exclusive

Unit E - £25,000 per annum exclusive

**RATES**

Occupiers should make their own enquiries with the business rates department at the London Borough of Richmond Upon Thames.

**VAT**

The properties are elected for VAT and VAT will be charged on the rent and other lease payments.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

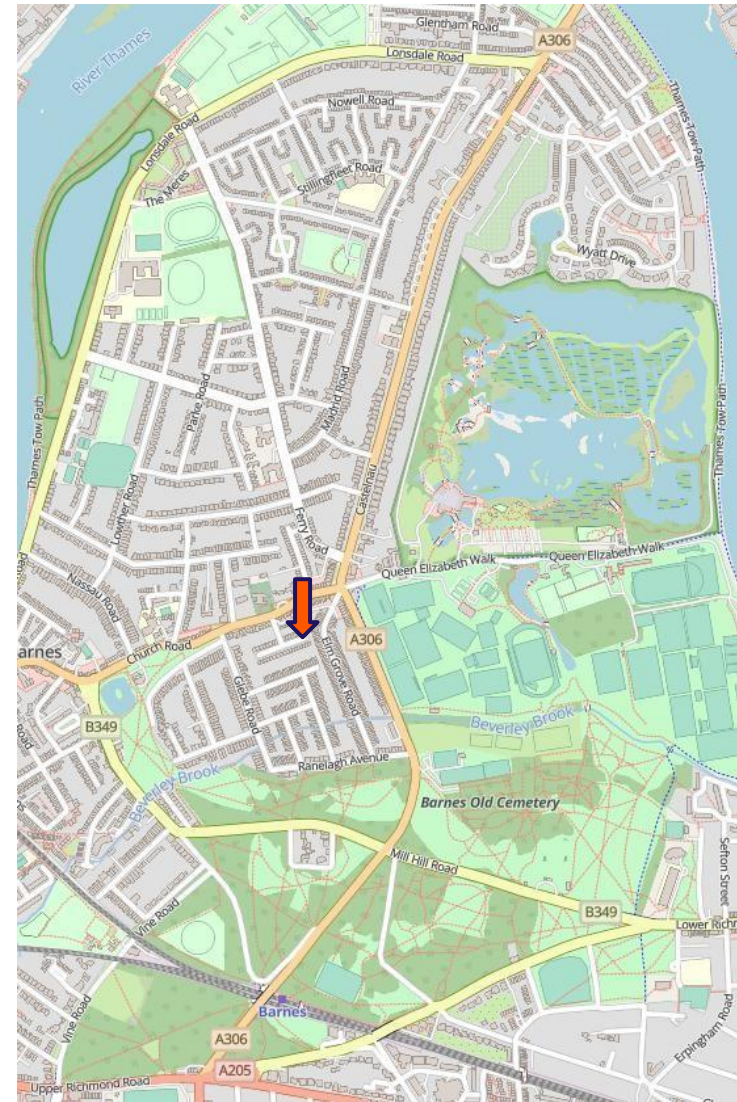
**EPC**

The units have EPCs as follows:

Unit A: A-15

Unit C: A-18

Unit E: A-14



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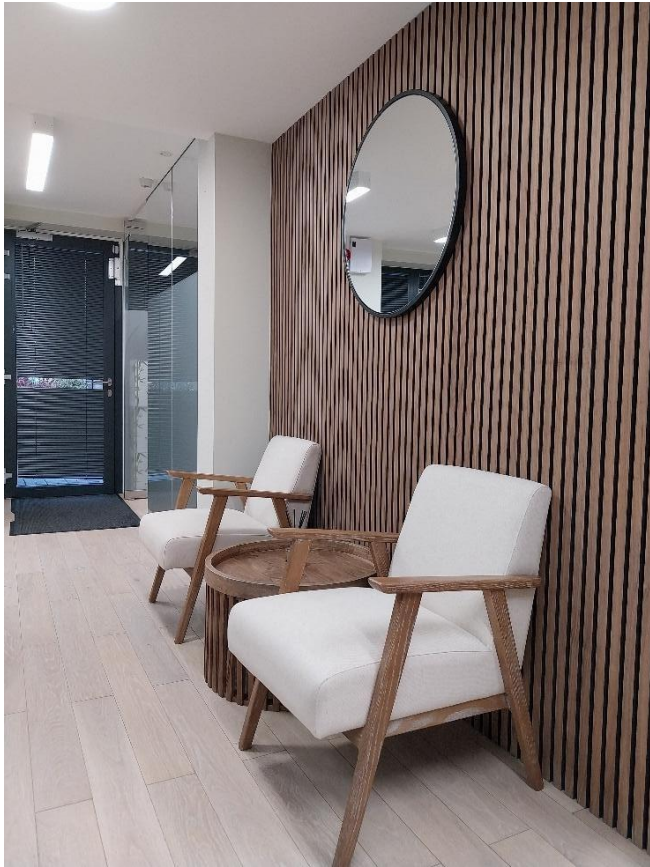
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# Unit A



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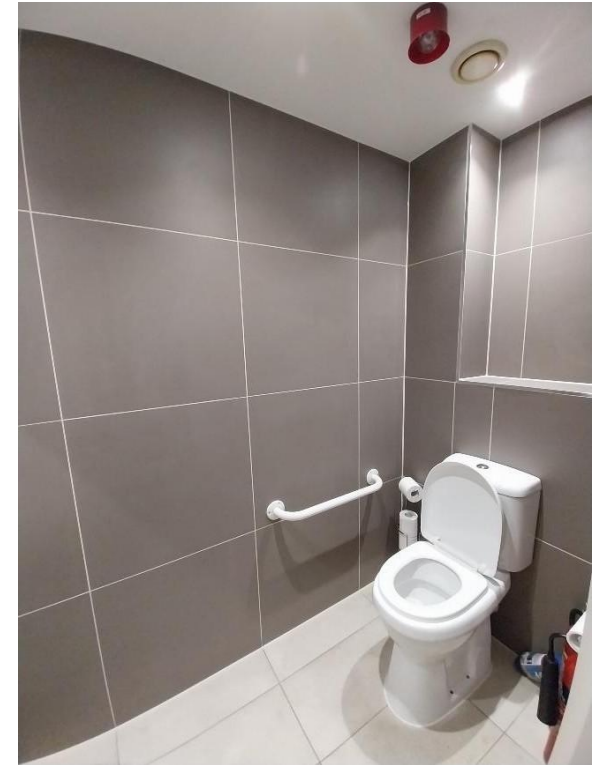
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# Unit C



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# Unit E



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