



194-198 Sheen Lane

London, SW14 8LF

A rare opportunity to take a new lease on a former MOT garage and workshop in East Sheen.

5,039 sq ft
(468.14 sq m)

- Affluent location
- Existing industrial use
- Level access for vehicles
- Good natural light
- Inspection pit
- Spray booth
- Roller shutter door
- Office with street frontage

194-198 Sheen Lane, London, SW14 8LF

Summary

Available Size	5,039 sq ft
Rent	Rent on application
Rates Payable	£6.24 per sq ft Multiplier updated in 2025 budget
Rateable Value	£63,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (87)

Description

The workshop is a mid-20th century steel frame construction with good natural light. The plant and machinery is offered as part of the property, subject to terms. Inspection pit and spray booth in situ.

Location

The property is situated on Sheen Lane in a primarily residential area, but it is only a short walk from the commercial centre of East Sheen and Upper Richmond Road West (the South Circular).

Accommodation

The accommodation comprises the following areas:

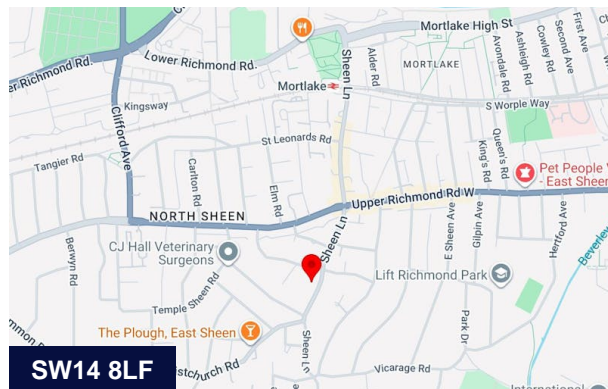
Name	sq ft	sq m	Availability
Ground - Workshop	3,792	352.29	Available
Ground - Office	364	33.82	Available
Ground - Stores and Kitchen	883	82.03	Available
Total	5,039	468.14	

Viewings

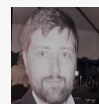
Viewings strictly by prior arrangement with Martin Campbell (sole agent).

Terms

Offered on the basis of a new FRI lease.



Viewing & Further Information



Richard Farndale

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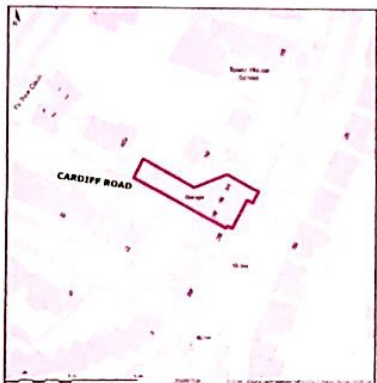
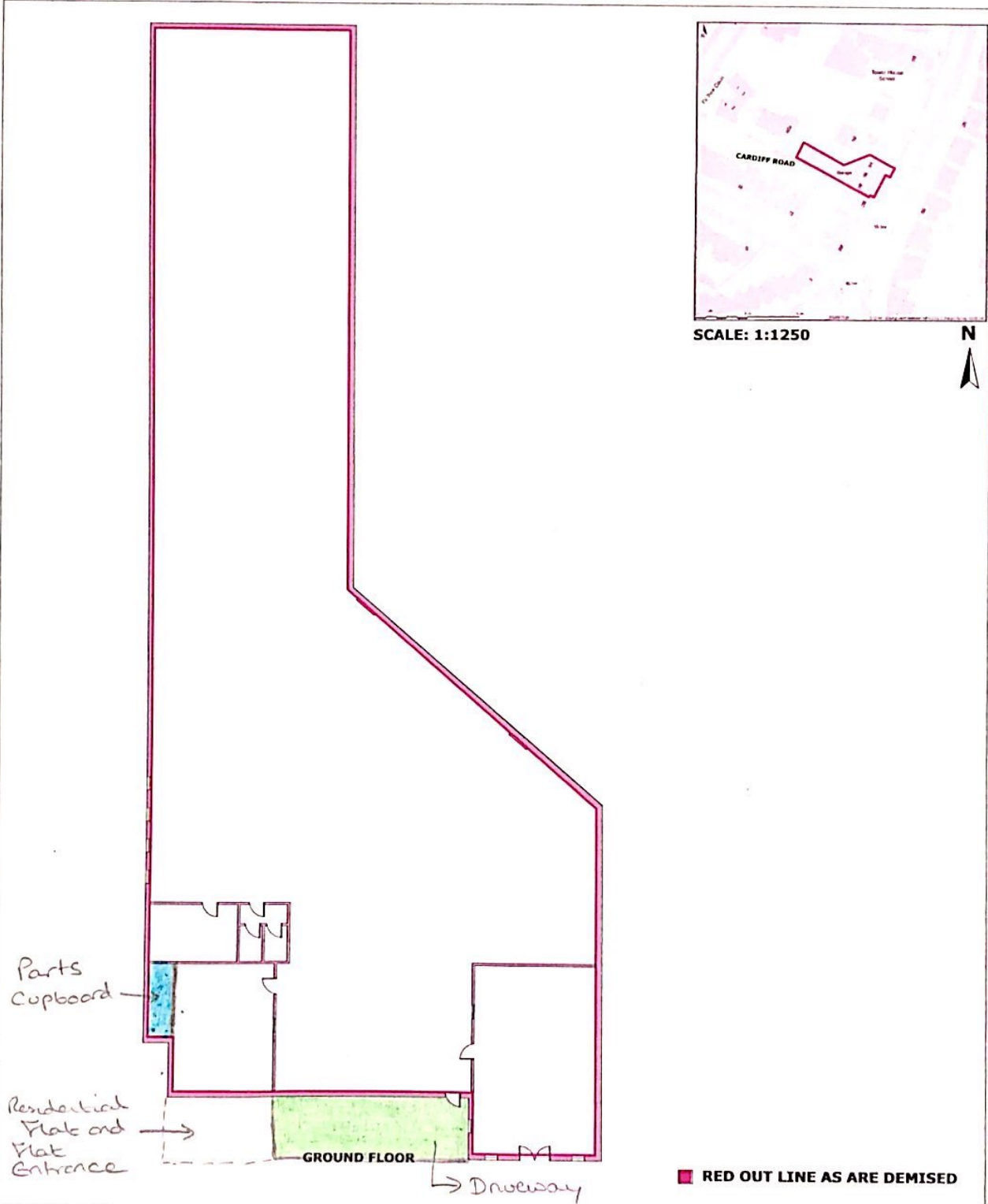


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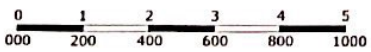




SCALE: 1:1250



SCALE 1 : 200



Scale: For the plan to be in scale, the above scale bar must measure correct. e.g. 5 centimeters when printed.



project **194-198 SHEEN LANE, EAST SHEEN, LONDON SW14 8L**

drawing title 194-198 SHEEN LANE, EAST SHEEN, LONDON SW14 8L	
scale AS Stated On A4	date JAN 2022
drawing no. SW14 8L	revision

PLEASE NOTE - A4 PLANS TO BE PRINTED "ACTUAL SIZE" NOT ENLARGE OR SHRINK TO FIT

■ RED OUT LINE AS ARE DEMISED