

298 UPPER RICHMOND ROAD WEST, EAST SHEEN, SW14 7JG

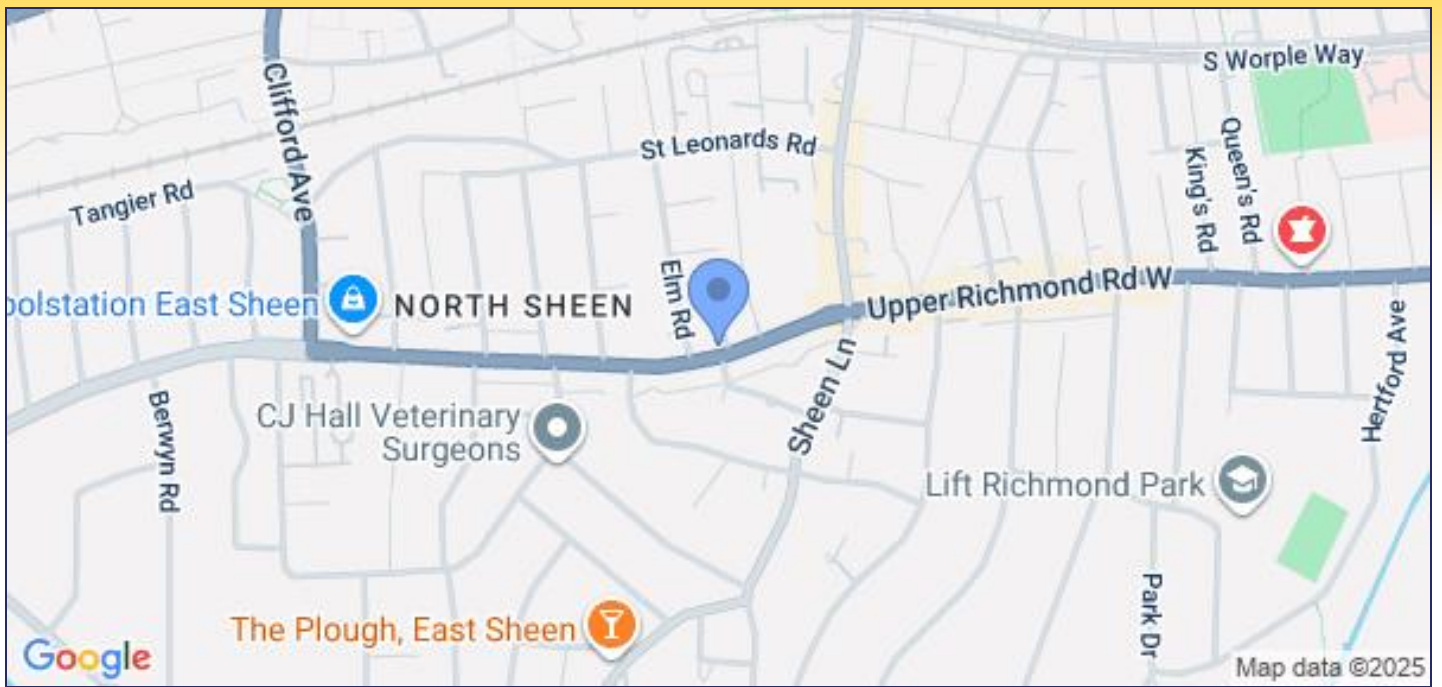


SUMMARY

- 776 sq ft (72.12 sq m)
- E Class Use
- Prominent Location
- To Let
- Rent: £39,500 per annum excl.
- Available on a new FRI lease on a term to be agreed.

AMENITIES

- Adjacent to Waitrose
- Air Cooling/Heating
- Car Parking
- Kitchen and WCs
- Prominent Location



LOCATION

The property is located on the busy Upper Richmond Road West, which forms part of the South Circular Road (A205). The premises are adjacent to Waitrose and therefore occupy a prominent position. Nearby retailers include Boots, Tescos, Holland & Barratt and Gails. Mortlake Station is within close walking distance and provides regular services to Richmond, Clapham Jct, Putney and London Waterloo. The A205 provides direct access to the A316 and in turn to the M3

DESCRIPTION

This character two storey property is situated in the prime section of Upper Richmond Rd West. The premises is currently laid out to provide an open plan area to the front with a private office behind. It could be further divided to provide consultancy rooms, if required. In addition there are WCs and a fitted kitchen. The premises benefit from dedicated parking

ACCOMMODATION

FLOOR	SIZE
Ground Floor	697 sq ft (64.78 sq m)
Kitchen	79 sq ft (7.34 sq m)
Total	776 sq ft (72 sq m)

LEASE / TERM

Available on a new FRI lease on a term to be agreed.

RENT

£39,500 per annum excl.

RATES

Full terms available on request.

VAT

EPC RATING

C (59)

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates
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