



The Studio

Unit 2, Pooley Drive, London, SW14 8LU

Built in 2008, The Studio is a purpose built commercial building that would suit a range of occupiers seeking premises in East Sheen.

1,060 sq ft
(98.48 sq m)

- Close to Mortlake Station (National Rail) joint...
- Air-conditioned
- Entry-phone
- Engineered Timber Flooring
- Purpose Built in 2008
- Secure location

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Summary

Available Size	1,060 sq ft
Rent	£32,500 per annum
Rates Payable	£13.06 per annum Applicant to seek own rating advice.
Rateable Value	£27,750
Service Charge	£5 per sq ft Estimated budget
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Built in 2008, The Studio is a purpose built commercial building that would suit both office occupiers as well as other business uses falling under Class E.

Location

The property is located in East Sheen and Pooley Drive is a recently developed pedestrian mews situated off Sheen Lane (very close to Mortlake Station).

Accommodation

The ground floor of The Studio provides modern open plan accommodation benefitting from air-conditioning, entry phone, engineered timber flooring, kitchenette as well as good natural light. The accommodation comprises the following areas:

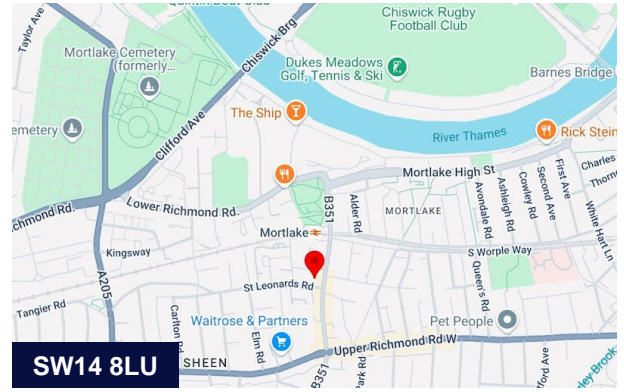
Name	sq ft	sq m	Availability
Ground	1,060	98.48	Coming Soon
Total	1,060	98.48	

Viewings

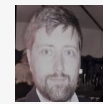
Strictly by prior arrangement with sole agent.

Terms

The ground floor is offered on the basis of a new FRI lease, terms to be agreed.



Viewing & Further Information



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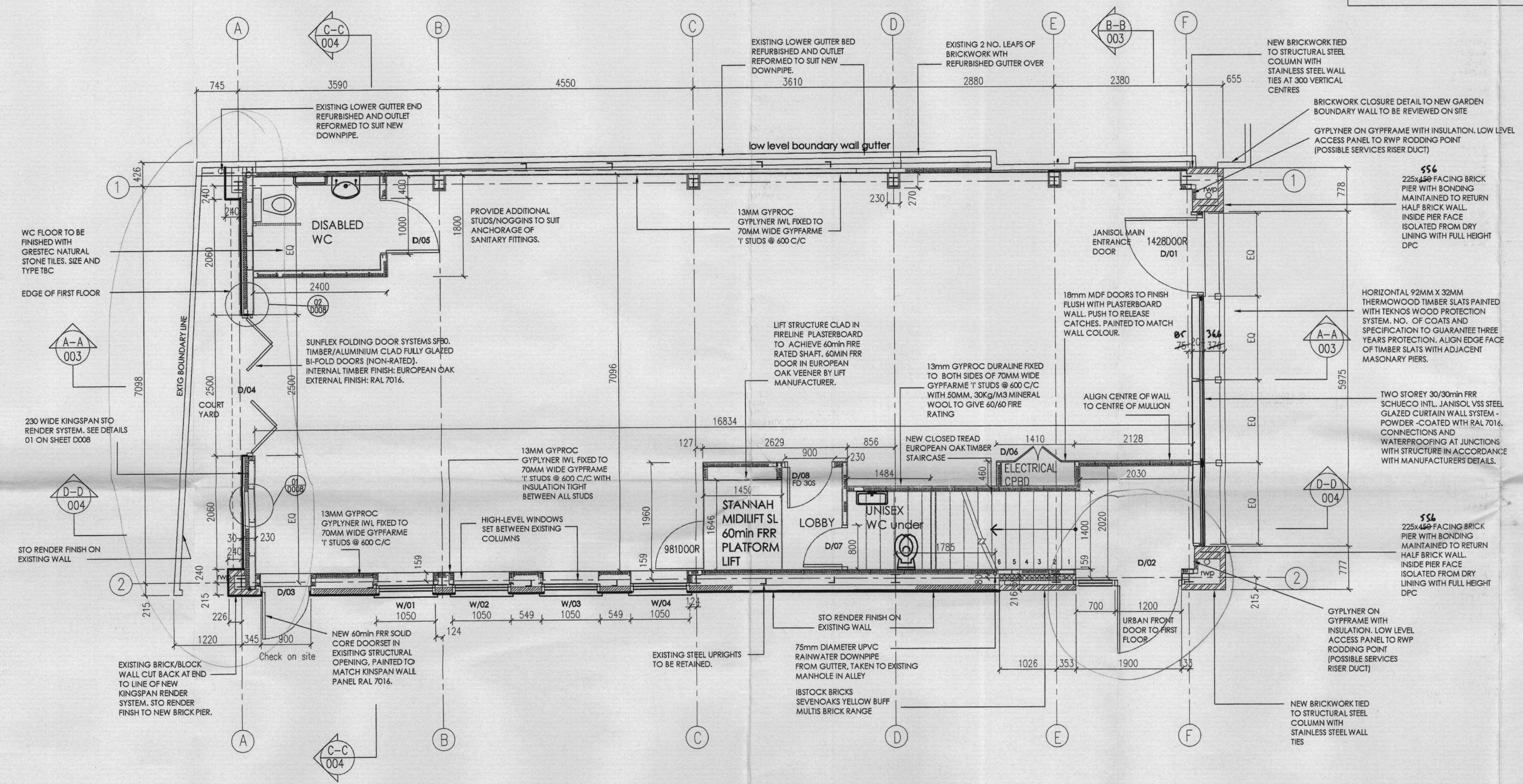
04/0938/000

ALL EXTERNAL KINGSPAN WALL AND ROOF CLADDING, MASONRY ELEMENTS, RENDERING, ROOFLIGHTS, GUTTERS AND DOWNPIPES, ALL MAIN AND SECONDARY STEEL MEMBERS, INTERNAL AND EXTERNAL TIMBER SLATTED SCREEN TO BE PROVIDED BY MELAC. THIS SHALL INCLUDE (BUT NOT BE LIMITED TO) INSULATION, CLOSURE PIECES, FLASHINGS, AND SEALING FOR AIRTIGHTNESS.

CURTAINWALL SYSTEM, EXTERNAL WINDOWS AND DOORS, INTERNAL LINING AND FITOUT INCLUDING TIMBER FLOOR JOISTS AND FLOORING TO BE PROVIDED BY OTHERS.

Do not scale this drawing. All dimensions must be checked on site with any discrepancy reported to designer. All levels and vertical dimensions must be checked on site and must match the existing building. This drawing must be read in conjunction with all Structural Engineers drawings and calculation sheets and other Architectural drawings. This drawing remains the copyright of the Designer. The presence of underground services/drains has not been checked and it is the Freeholders responsibility to check for any legal site restrictions/covenants.

Revisions		
A	Spec changes, notes and detail references added Bifold door D4 noted added Brick piers to brick dims & RWPs shown Thermowood timber slats shown	22.02.06
B	Frame, cladding, and curtain wall, grid line F moved back 500 toward grid E Disabled platform lift position and stair tread width adjusted to cross beams	3.03.06
C	Door & window Refs and end piers revd., setting out dimensions to internal partitions added, additional notes added.	26.04.06



WALL TYPE KEY	
	Existing single skin brick wall
	Existing double skin brick wall
	Existing External Blockwork: with 0.7 thick 70mm wide steel Gyppframe Y stud @ 600 c/c 50mm mineral wool to BS EN 13162 13mm Gyproc Duraline to one side of inner skin
	Wall Lining System to existing walls: 0.7 thick 70mm wide steel Gyppframe Y stud @ 600 c/c 50mm mineral wool to BS EN 13162 13mm Gyproc Duraline to one side
	New Render System: 230mm Wide Kingspan Sto render System with 100mm studs @ 600 c/c and 60mm thermal insulation. U-value: 0.35 W/M2K Fire Performance: Insulation/Integrity 60/60
	New Single Skin Brickwork: Babcock Bricks Sevenoaks Yellow Buff Multis Brick Range with inner 100mm Block wall cavity support
	13mm gyproc duraline fixed to both sides of 70mm wide gyppframe Y studs @ 600 c/c with 50mm, 30kg/m3 mineral wool to give 60/60 fire rating

1 Ground Floor Plan
scale 1:50

CONSTRUCTION ISSUE

PIERCE HILL
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Client / Project
Proposed Office Development
Sheen Lane, Mortlake,
London SW14

Title
Ground Floor GA

Scale Date
1:50 @ A1 Feb 2006

Drawing No. Revision
POS/181/GA001 C

