



SHW



TO LET

**PART 4TH FLOOR, 266 UPPER RICHMOND ROAD, PUTNEY, SW15 6TQ
MEDICAL/CLASS E SPACE 816 – 2,235 SQFT (75.76 – 207.65 SQM)**

DESCRIPTION

266 Upper Richmond Road is a dedicated medical building containing a GP Surgery, Pharmacy and Physiotherapist.

The available space is the part 4th floor, which is set out with a reception area plus a number of consulting and treatment rooms and ancillary facilities. Each room is constructed of studwork walls, with independent A/C and lighting controls.

LOCATION

266 Upper Richmond Road is located in a prominent location on the A205 South Circular Road close to the cross roads with Putney High Street. The surrounding area is of mixed use including retail / food & beverage / leisure operators.

Putney Station is within 300 metres of the property and provides frequent services to:

- Clapham Junction - 5 mins
- London Waterloo - 15 mins
- Onwards to Richmond/Kingston/Wimbledon.

ACCOMMODATION (NIA)

	SQ FT	SQ M
East Suite	816	75.76
West Suite	1077	100.06
Reception	343	32.00
TOTAL	2,235	207.65

AMENITIES

- Suspended Ceiling with Fluorescent lighting
- Megaflow Heating and Overhead A/C Units
- Double Glazing
- Perimeter Trunking
- Disabled WC
- Vinyl Flooring to Treatment Rooms
- RF Grade Copper Lined MRI room
- Dedicated Reception
- 4 Demised Parking Spaces

TERM

Terms are available to 16th June 2032.

RENT

£35.00 per sq ft

RATES

The property has a rateable value of £89,500.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common areas of the building. Services within the demise such as cleaning and waste to be discussed.

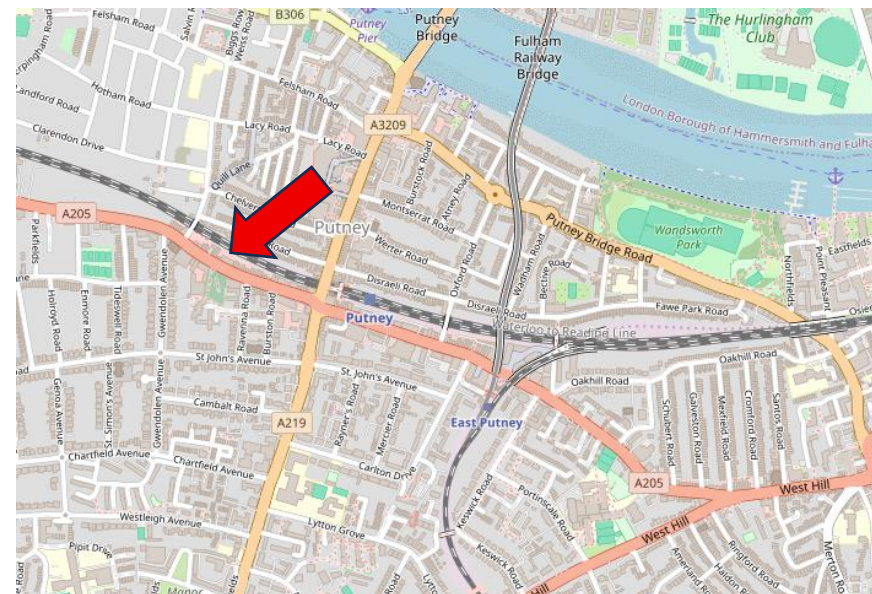
EPC

The property has an EPC rating D.

LEGAL COSTS

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

*Lettings of smaller areas will be considered on a case-by-case basis



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VIEWINGS – 020 8546 0022

- Tom Reed** t: 07867 232 653
- Tom Batey** t: 07947 373 868
- Thomas Tarn** t: 07943 579 296

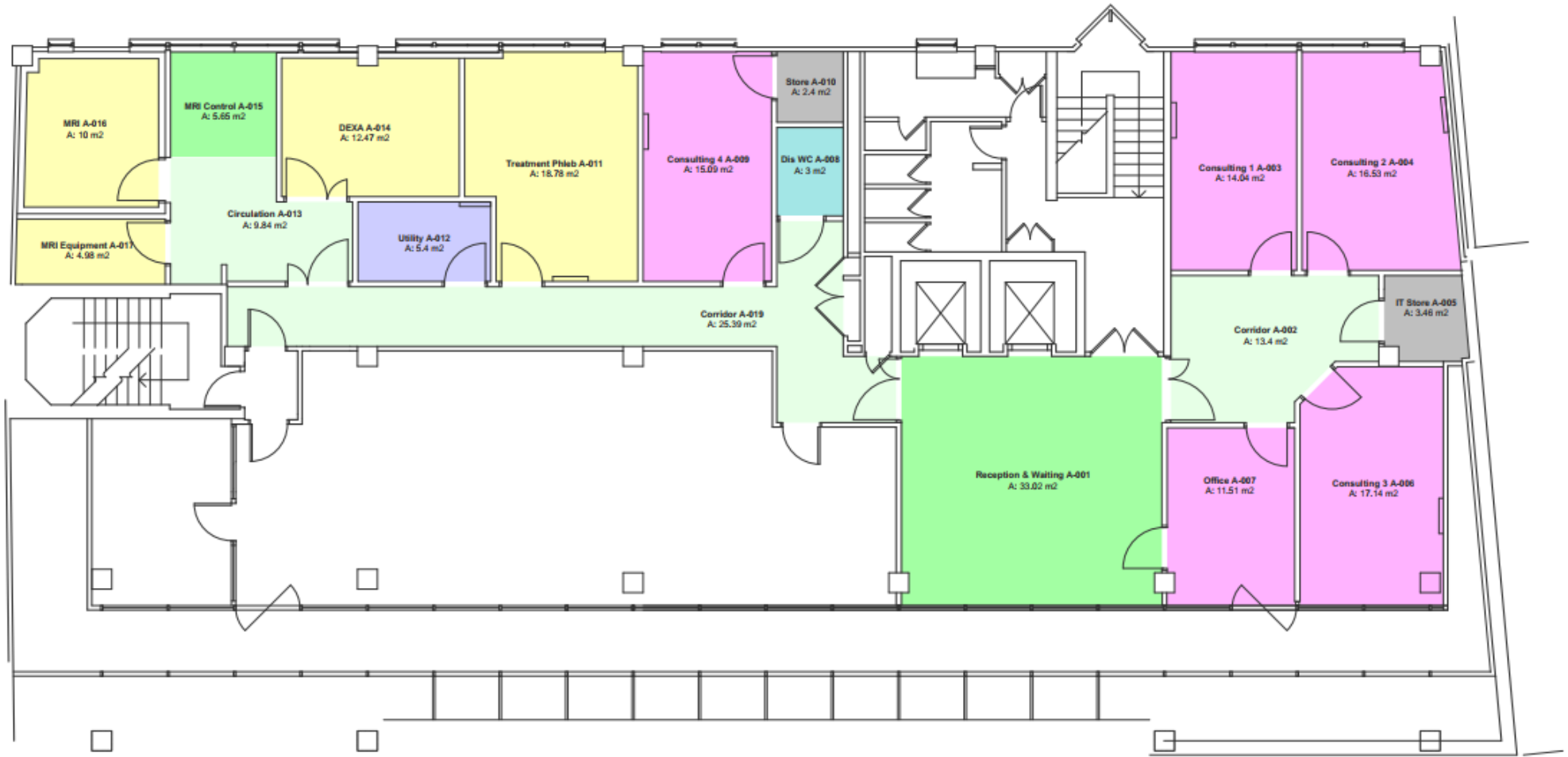
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4TH FLOOR PLAN



NOTE: Any dimensions or areas quoted are indicative only and are not to be relied upon.

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