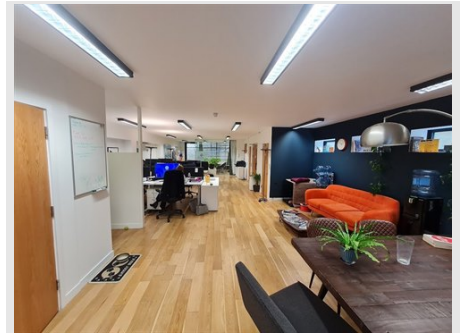


**GROUND FLOOR, THE STUDIO, 1 POOLEY DRIVE, EAST SHEEN, SW14
8LU**

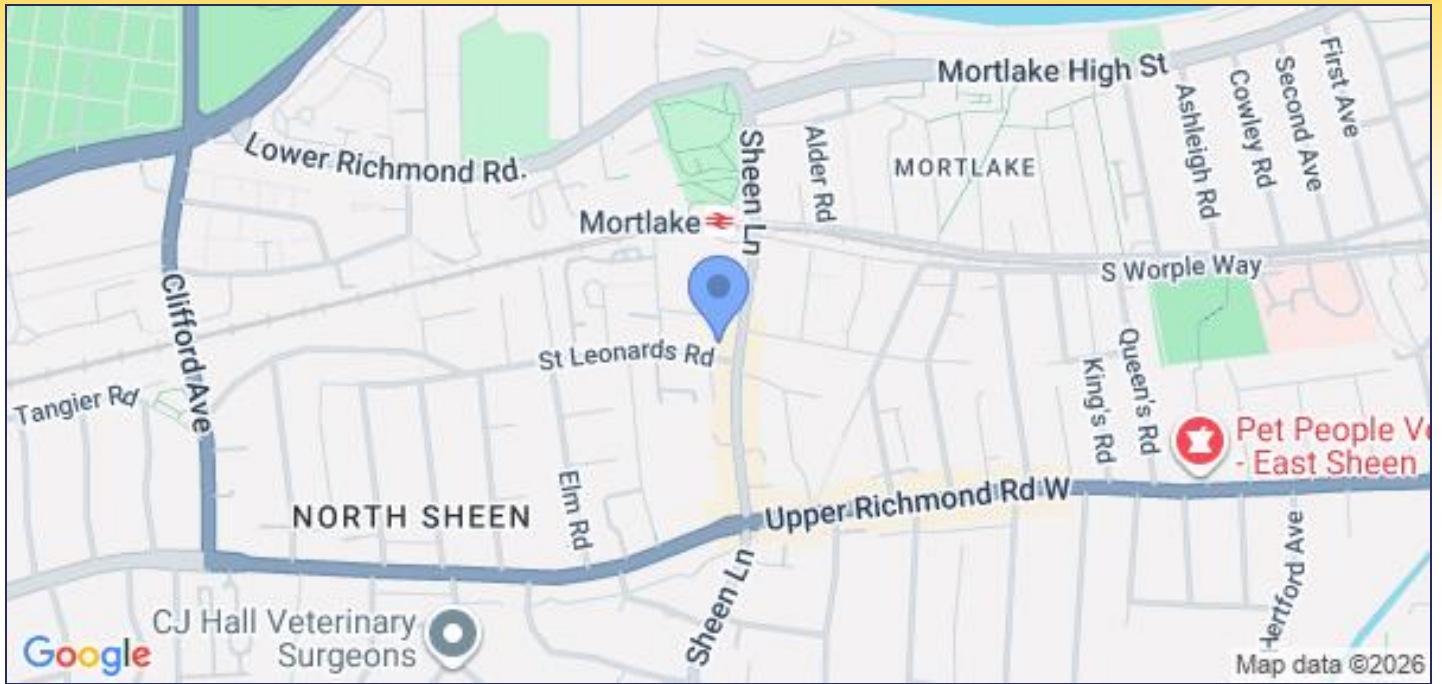


SUMMARY

- **1,060 sq ft (98.51 sq m)**
- **Purpose built in 2008**
- **Secure Location**
- **To Let**
- **Rent: £32,500 per annum**
- **The ground floor is offered on the basis of a new FRI lease, terms to be agreed.**

AMENITIES

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



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).

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.

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.

FLOOR	SIZE
Ground floor	1,060 sq ft (98.51 sq m)
Total	1,060 sq ft (99 sq m)

LEASE / TERM

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

RENT

£32,500 per annum

RATES

The premises have a rateable value of £27,750 and the estimated rates payable are circa £14,153.

VAT

SERVICE CHARGE

Details upon request.

EPC RATING

TBC

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
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