



46 Sheen Lane

London, SW14 8LP

**Comprising the ground floor
of this prominent building
with good natural light and a
regular shape the premises
could suit a number of uses.**

923 sq ft
(85.75 sq m)

- Air Cooling/Heating
- Busy Main Road Location
- Front Forecourt Area
- Close to Mortlake Station
- Parking Available

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Summary

Available Size	923 sq ft
Rent	Rent on application
Rates Payable	£12,626.25 per annum
Rateable Value	£22,750
Service Charge	Full details of the service charge are available on request.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

Comprising the ground floor of this prominent building the accommodation will be in open plan format allowing an occupier to fit out for their own requirements. With good natural light and a regular shape the premises could suit a number of uses. There is a service road together with access to the rear of the premises.

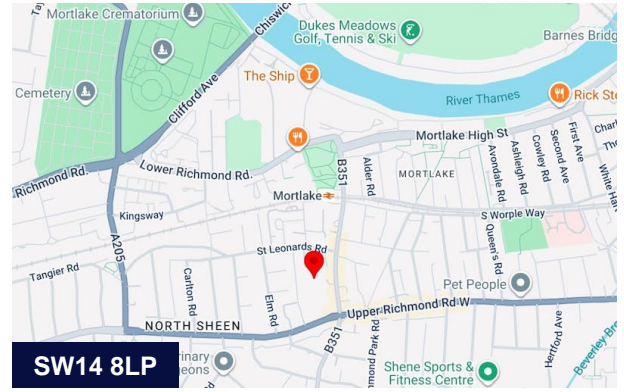
Location

Sheen Lane is a busy thoroughfare linking Upper Richmond Rd West (South Circular Rd) and Mortlake High Street. Therefore there is good road access to central London and the M3. Mortlake railway station is within a short walk and provides a regular service to Richmond, Putney and London Waterloo. There are a number of major retailers located nearby including Waitrose, Boots and Tescos, in addition there are a number of restaurants and pubs close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	923	85.75	Available
Total	923	85.75	

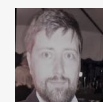


Viewing & Further Information



David Keates

020 8940 2266 | 07879 965 525
D.Keates@martincampbell.co.uk



Richard Farndale

020 8940 2266 | 077 8936 5304
r.farndale@martincampbell.co.uk