

OFFICE TO LET

(Also suitable for alternative uses)



4 Crescent Stables, Putney, SW15



➤ New flexible lease direct from the landlord

➤ Close proximity to Putney Mainline Station

➤ Would also suit A2 or D1 Use

➤ 2 allocated parking spaces

Mann Smith Chartered Surveyors
6 Heddon Street | London | W1B 4BT

0207 839 8989

Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.

Location

The office is located on a quiet cul-de-sac off Upper Richmond Road adjacent to its junction with Putney High Street. The nearest stations are Putney Rail Station and East Putney Underground Station, both a short walk away.

Description

The property comprises a self-contained office building arranged over three floors (ground to second) with a kitchen, WCs and parking provision for two cars. The second floor benefits from a generous ceiling height and good natural light. The landlord would consider a change of use from B1 office to A2 or D1 medical uses.

Floor Area

Second Floor	362 sq. ft. (34 sq. m.)
First Floor	437 sf. (41 sq. m.)
Ground Floor	220 sf. (20 sq. m.)
Total	1,019 sq. ft. (95 sq. m.)

Term

A new flexible lease direct from the landlord.

Rent

£32,500 per annum excl.

Business Rates

£9,975 payable per annum approx.

EPC

Energy rating C



Viewings strictly by appointment with sole agents, Mann Smith:

Ashley Medway
ashley@mannsmith.co.uk

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