

B1 Offices TO LET

1st floor, 2 & 6 Stamford Square, Upper
Richmond Road, Putney

SW15 2BF



- 1,000 to 4,259 sq ft
- Flexible sizes available
- Modern Air conditioned offices with excellent natural light
- 2 self-contained offices with own entrances
- Adjacent to East Putney Tube
- Double height windows

Location

The offices benefit from a prime position next to East Putney Underground Station and boasts a wide variety of cafes, shops, restaurants, gyms and other amenities nearby. Putney Mainline Station is a short distance (0.3 miles) to the West and offers train services to London Waterloo and Clapham Junction as well as London Underground (Victoria Line) services.

Description

An excellent opportunity to lease a self-contained office on the 1st floor. There are two separate units available each with their own lift and entrance on the ground floor. Consideration will be given to splitting one of the offices in part and therefore providing around 1,000 -1,500 sq ft. The premises are part of a large mixed used development that was completed approximately 5 years ago and the office suites are above Costa and Waitrose. Both offices provide modern raised floors, suspended ceiling, air condition, toilets and kitchen. The offices benefit from great natural light with double height windows along 3 sides. The majority of the space is open plans with private office and meeting rooms.

Floor Area

2 Stamford Square 2,159 sq. ft. (200.61 sq. m.)

6 Stamford Square 2,101 sq. ft (195.22 sq. m.)

Consideration given to split one of the office to provide 1,000 sq ft upwards.

Leasing Options

Flexible new leases available directly from the landlord.

Rent

£47.50 per sq ft.

Business Rates

Approx. £11.00 Per sq ft

Estate Charge

Approx £1.00 per sq ft

EPC

2 Stamford Square B rating and 6 Stamford Square C rating.



Viewings strictly by appointment with sole agents, Mann Smith:

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