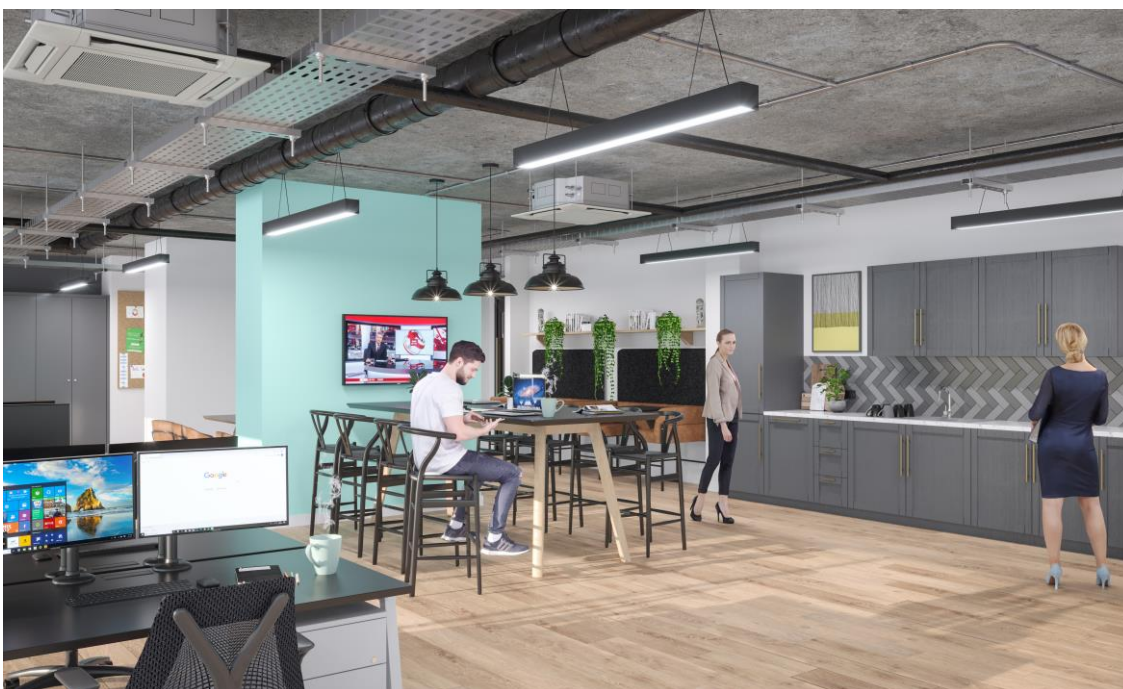


218 Putney Bridge Road London SW15 2NA

Large former retail showroom refurbished and fitted for office use. Use Class E.

To Let

Approx. 5,377 sq ft (500 Sq M)



CGI of proposed finishes

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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LOCATION

The unit is prominently situated at the junction with Brewhouse Lane which leads to the Thames river and within 100 meters of Putney High Street. This is an extremely popular part of Putney with the Odeon Luxe cinema adjacent; Putney Exchange shopping center close by and the varied restaurant and bars on the River including The Rocket and Thai Square.

Putney Bridge or East Putney (District Line) undergrounds stations are approx. 10 mins walk and Putney Main line has services to Vauxhall, Waterloo and the west via Richmond or Hounslow.

DESCRIPTION

The premises comprise a self-contained floor with a splayed entrance and extensive window frontage to both Brewhouse Lane and Putney Bridge Road.

The unit is being refurbished and fitted for office use to a contemporary CAT A plus specification.



Riverside along Brewhouse Lane.

SPECIFICATION

- New Airconditioning
- 16 litre's per second fresh air distribution
- Full access raised floor
- Exposed concrete ceilings
- Suspended LED lighting
- Self-Contained
- ID security entrance system
- Fitted Kitchen
- New WC facilities
- Plug and play finish

FLOOR AREAS

Approx. 5,377 sq ft (499.54 Sq M)

The adjacent unit, 4,461 sq ft (414.5 sq m) is available in February 2021 for E class use subject to approvals.



Potential office layout for unit 1.



CGI of proposed bathroom facilities

TERMS

Available on new lease for a period by arrangement. Rent on application.

RATEABLE VALUE

The premises are in LB Wandsworth with the following assessment which must be verified with the local authority.

RV £181,000 rated for retail use. A new assessment may apply for B1 use.



SERVICE CHARGE

An estate charge will apply, budget £1.50 per sq. ft.

PLANNING

The premises have planning for A1 or B1 use. Established use certificate applied for E class use

EPC

In production

Further information

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