

**WHITE DRUCE
& BROWN**

PROPERTY CONSULTANTS

Elliott House, 28a Devonshire Street, London W1G 6PS

**Extensively Refurbished
1st FLOOR OFFICES
TO LET**

**162-164 Upper Richmond Road
Putney
London SW15 2SL**



1,775 sq.ft. (164.9 sq.m)

www.whitedrucebrown.com

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Fax 020 7224 5212

Location	<p>The offices are situated on the northern side of Upper Richmond Road, approximately 200 metres east of the junction with Putney Hill/Putney High Street (A219). The A3 is approximately half a mile to the south and the multiple shopping facilities of Putney High Street, a short walk to the north.</p> <p>Putney Mainline Station is also approximately only 200 metres to the west and East Putney (District Line) Underground Station is a similar distance to the east.</p>
Description	<p>The available offices are located on the first floor. The office area is open plan with a meeting room and fitted kitchen. The accommodation has just undergone an extensive refurbishment and the common areas internally have also been redecorated.</p>
Amenities	<ul style="list-style-type: none"> ▶ Good natural light ▶ Large fitted kitchen ▶ New suspended ceiling and lighting ▶ New air conditioning ▶ 3 car parking spaces ▶ Demised W.C.
Lease	<p>A new flexible lease direct from the landlord is available for a term to be agreed.</p>
Rent	<p>£20.00 p.s.f.</p>
Rates	<p>Approximately £6.64 p.s.f. Interested parties are advised to make their own enquiries to the Wandsworth Council.</p>
Service Charge	<p>To be confirmed.</p>
Legal costs	<p>Each party to bear their own legal costs.</p>
Viewing	<p>Strictly by appointment with joint agents</p>

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