



## 179 Upper Richmond Road West, East Sheen SW14 8DU

*Class E Commercial Premises*

**TO LET**

Area: 2,124 FT<sup>2</sup> (197M<sup>2</sup>) | Rent: POA |



**Medical**  
Medical use  
considered



**Parking**  
Parking for 2-3  
cars



**Area**  
2,124 sq ft



**Location**  
Prominent South  
Circular location

### LOCATION:

East Sheen is a densely populated suburb situated between Richmond and Putney and is approximately 7 miles to the South West of Central London. Mortlake mainline station is a short distance and the M3, M25, City Centre and Heathrow are all easily accessible by car. The property is situated in a prominent position and is within walking distance to a host of local amenities including: Pizza Express, Caffe Nero and Waitrose.

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### DESCRIPTION:

This prominent semi-detached period building currently provides office accommodation suitable for a range of varied commercial uses including medical and educational. The property, comprising two floors of offices and meeting rooms is due to undergo comprehensive refurbishment and is available on a pre-let basis. Amenities include parking for 2-3 cars, a small garage and south facing curtilage.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	1,250	116
First Floor	874	81
<b>TOTAL</b>	<b>2,124 sqft</b>	<b>197 sqm</b>

### AMENITIES:

- Opportunity for input on design/fitout
- Driveway with parking for 2-3 cars
- Spacious internal layout
- Available as a pre-let
- South facing curtilage
- Class E commercial use

### LEASE:

A new lease offered, the terms of which are to be agreed.

<b>RENT:</b>	POA	<b>VAT:</b>	Applicable.
<b>SERVICE CHARGE:</b>	N/A	<b>RATES PAYABLE:</b>	The property is listed on the VOA website as having a current rateable value of £35,250.
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

### CONTACT:



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