

# **The Old Sorting Office Station Road, Barnes SW13 0LF**



**Landmark office suite**

**To Let**

**928 sq ft (86.2 sqm) approx.**

**020 8332 7788**

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL Fax: 020 8332 7799

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

The Sorting Office is prominently located overlooking Barnes pond in the heart of this renowned London suburb, close to the junction with High Street/Church Road offering many shopping and restaurant facilities. Mainline rail services are available from Barnes station providing a regular service into London Waterloo with a journey time of approximately 20 minutes. There are also frequent bus services to Hammersmith, where it is possible to connect to the Underground via the District line.

## Description

The Sorting Office is an Edwardian building redeveloped to provide retail, restaurant and residential accommodation along with two office suites at first floor level. The first-floor offices provide the following net internal areas:

Floor	SQFT	SQM
First (Suite 1)	LET	LET
First (suite 2)	928	86.2
Total	928	86.2

## Amenities

- Air Conditioning
- Full access raised floors
- Cat 5 cabling
- Fitted Kitchen
- Feature ceiling

## Terms

By way of a new lease on terms to be agreed.

## Rent

Suite 1: LET

Suite 2: £30,000 per annum.

## Business Rates

Rates payable of approximately £9.84 per square foot. You are advised to make your own enquiries with Richmond council.

## Service Charge

To be advised.

## Legal Costs

Each party to cover their own legal costs.

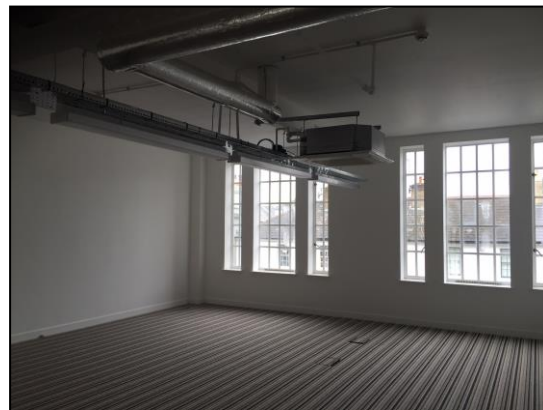
## Viewings

For further information please contact:

## Michael Rogers

Tel: 0208 332 7788

Niall Christian: [Niall.Christian@michaelrogers.co.uk](mailto:Niall.Christian@michaelrogers.co.uk)



Subject to Contract February 2020

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

**Regulated by RICS**