

# 3 Crescent Stables Upper Richmond Rd, Putney

## Self-Contained Office TO LET



### Location

The office is conveniently located on a cul-de-sac off Upper Richmond Road adjacent to its junction with Putney High Street. The nearest stations are Putney Rail Station and East Putney Underground Station, both a short walk away.

### Description

The property comprises a self-contained terraced office building arranged over three floors (ground to second) with a kitchen, shower, WCs and parking for two cars. The second floor benefits from lots of natural light and good ceiling height.

### Term

New flexible lease direct with the Landlord.

Floor Area	sq. ft.	sq. m.
Second	362	34
First	437	41
Ground	220	20
<b>Total</b>	<b>1,019</b>	<b>95</b>

**\*\* Reduced Rent \*\***

£34,500 per annum

### Business Rates

£9,960 per annum approx.



**Mann Smith** Chartered Surveyors  
49 Whitehall, London SW1A 2BX  
tel: 0207 839 8989 e-mail: [info@mannsmith.co.uk](mailto:info@mannsmith.co.uk)



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These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.  
The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed



#### Viewings

Strictly by appointment with  
Mann Smith:

Anna Quirk

anna@mannsmith.co.uk  
0207 839 8989

Ashley Medway

ashley@mannsmith.co.uk  
0207 839 8989

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CHARTERED SURVEYORS

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