

**Tideway Yard  
151 Mortlake High Street  
Mortlake  
SW14 8SN**



**Commercial Office Suites**

**To Let**

From 883 sq. ft (82 sq. m) approx.

**020 8332 7788**

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## Location

Tideway Yard is located on the border between Barnes and Mortlake, just off Mortlake High Street close to all the retail and restaurant amenities of Little Chelsea.

Local occupiers include Sainsbury's Local, Rick Stein and Orange Pekoe.

Mainline rail services are available within walking distance from Barnes Bridge station, providing a regular service into London Waterloo with a journey time of approximately 30 minutes.



## Description

Tideway Yard is an attractive period courtyard office village overlooking the River Thames.

Built in 1901 Tideway Yard was formerly a stable, Coach House and Steam Engine Shed for Barnes Council Depot.

All units are self-contained, with the available accommodation as follows:

Unit	SQFT	SQM
P05	883	82.0
P09	860	79.9

## Amenities

- CAT 6 Ethernet cabling
- Perimeter electric heating
- Gated entrance with entry phone system
- Shared kitchen
- Male and female WC's
- Cycle racks

## Terms

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

Unit	Rent per annum	Rates per annum	Service charge per annum
05	£30,000	£10,479.00	£5,726.00
09	£28,000	£9,855.25	£5,424.00



## Planning

We understand that the premises will benefit from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wide variety of purposes, including retail, financial and professional services, office and medical uses.

## EPC

Unit 05 D90. Unit 09 C61.

## Michael Rogers LLP

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Subject to Contract June 2021

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