

# SELF CONTAINED OFFICE BUILDING WITH PARKING

With private courtyard gardens and two parking spaces

Other Class E Uses will be considered

# TO LET

Approx GIA 1,430 sq ft  
(133 sq m)

**VERY COMPETITIVE RENT**



**UNIT 1 BECTIVE HOUSE, 10 BECTIVE PLACE, PUTNEY SW15 2PZ**





## LOCATION

The premises are situated in Putney, just to the south of Putney Bridge Road. Bective Place is a predominantly residential road.

The many and varied retail and leisure uses on Putney High Street are close at hand, including Odeon Luxe Putney, Gail's Bakery, Franco Manca and many riverside pubs. East Putney (District Line) Underground Station is close by as is Putney mainline station on Putney High Street.

## DESCRIPTION

Bective House is part of a small, private, gated courtyard accessed via an archway fronting Bective Place. Other occupiers have access to the courtyard.

There are 2 parking spaces in the courtyard for Bective House. The premises are arranged over ground and first floors. The premises have a front garden area, rear courtyard garden and direct access to a flat roof on the first floor.

## ACCOMMODATION

We understand the following approximate gross internal areas apply:

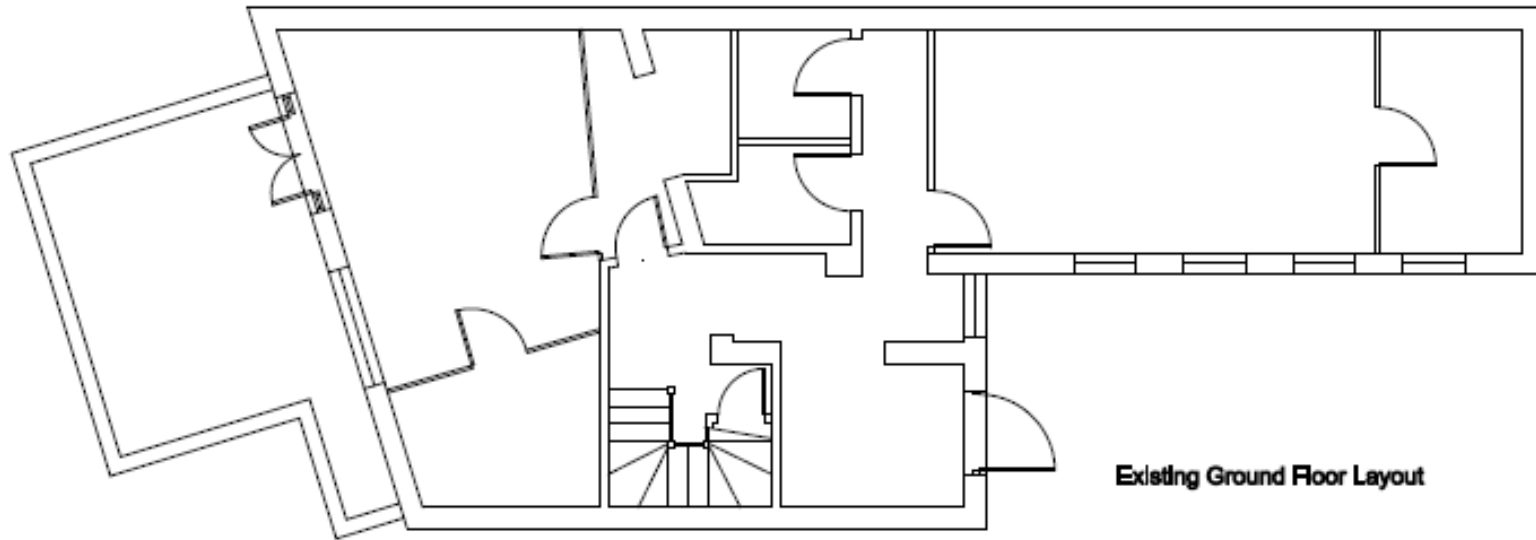
First Floor	463 sq ft	43 sq m
Ground Floor	967 sq ft	90 sq m
<b>Total Approx</b>	<b>1,430 sq ft</b>	<b>133 sq m</b>

**PLUS 2 car parking spaces.**

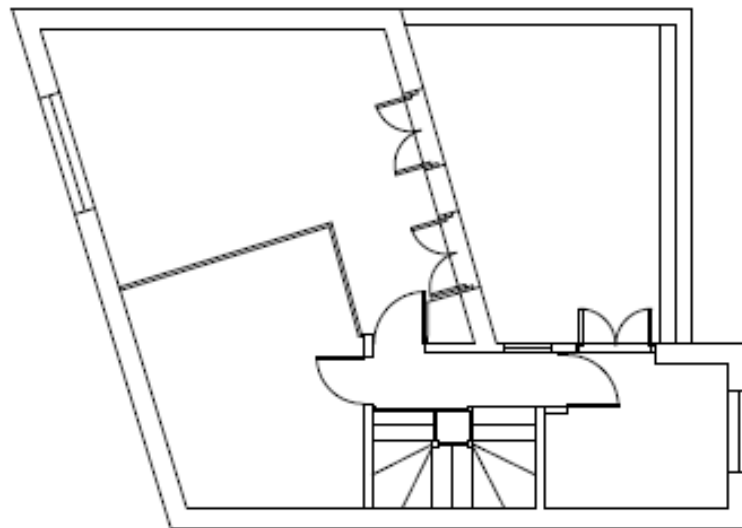
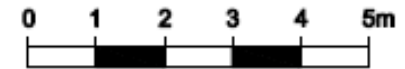
## FLOOR PLANS

Floor plans are set out showing the existing layout





Existing Ground Floor Layout



Existing First Floor Layout



## AMENITIES

- Kitchen
- 2 x WCs
- Central heating
- Front garden area and rear courtyard garden and access to flat roof from first floor.

None of the services have been tested.

## TERMS

The building is available to let on a new lease on flexible terms. Short term lets will be considered.

## RENT

A competitive rent of only £24,000 per annum for the first 24 months of the term.

## BUSINESS RATES (2025/26)

Rateable Value

Office & Premises        £28,000

Car Parking Spaces       £ 1,800

Accordingly we believe rates payable for the building and 2 car spaces for year ending March 2026 will be **£14,870 per annum**. All parties to confirm with LB Wandsworth.

## VAT

We are advised the building is not elected for VAT.

## EPC

Band B-45.

For further information or to arrange an inspection please contact sole agents:

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