

**LEWIS  
&CO**



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248 UPPER RICHMOND  
ROAD

PUTNEY, LONDON, SW15 6TG

**SHOP/OFFICE TO LET  
2,000 SQ FT (185 SQ M)**

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# 248 UPPER RICHMOND ROAD

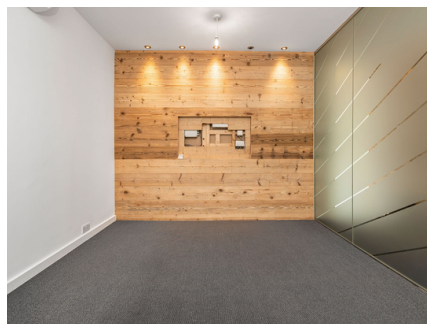
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## DESCRIPTION

Self-contained ground and lower ground floor refurbished premises in prominent period building 320m from Putney mainline Train Station and Putney High Street. The premises benefit from two front entrances and two rear patio areas.

Virtual Tour: <https://my.matterport.com/show/?m=2PWdb4Cwnbj>



## LOCATION

The property is located on Upper Richmond Road, Putney. It is only a minutes' walk from Putney Station which offers direct services to London Waterloo in 15 minutes and Clapham Junction in 6 minutes. East Putney Underground on the District Line and just a five minute walk (0.3 miles) from There are also bus stop nearby with frequent bus services.



## SPECIFICATION

- 320m from Putney mainline Train Station
- Two Rear Patios
- Central Putney location
- VRV heating / cooling
- Perimeter trunking
- CAT 5 cabling
- Double glazed
- 5 meeting rooms
- Kitchen
- 8 WCs

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled June 2023.



## FLOOR AREAS

Floor	sq ft	sq m
248 URR	2,000	185
<b>Total</b>	<b>2,000</b>	<b>185</b>

## TERMS

Direct new leases available for terms to be agreed.

## EPC

C74.

## RENT

£52,000 per annum.

## VAT

Applicable.

## RATES

We would advise all interested parties to contact the local authority for a guide on business rates payable.

## VIEWING

Strictly by appointment through the sole agents.

### ALEX LEWIS

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