

MAKING
PROPERTY
WORK

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TO LET

REFURBISHED OFFICES – 518 - 2,488 SQ FT (48.12 – 231.12 SQ M)

1 Rocks Lane, Barnes, SW13 0DE

DESCRIPTION

The property comprises 3 stories of offices plus basement storage, located in a prominent position on the junction of Rocks Lane and Elm Grove Road.

The accommodation is currently undergoing refurbishment and will provide a mix of open plan and cellular offices.

LOCATION

The property is located on the corner of Rocks Lane and Church Road. Nearby amenities include numerous food & beverage amenities including Starbucks, and a range of independent restaurants and café's. The property is surrounded by green space including Barnes Common, The Wetlands Centre and Thames Path. Within 0.6 miles of Barnes Railway Station.

Barnes Station provides regular services including to:

- Clapham Junction- 9 mins
- London Waterloo- 20 mins
- London Victoria - 28 mins
- Hammersmith tube station- 11 mins
- Bus Lines- 5 mins

ACCOMMODATION (NIA)

	SQ FT	SQ M
2nd	882	81.94
1st	532	49.42
Ground	518	48.12
TOTAL	2,488	231.12
Basement storage	556	51.65

AMENITIES

- LED
- Double glazing/ UPVC windows
- New Heating system
- Wood laminate flooring
- WCs
- Kitchenette
- Basement storage

RENT

£60,000 per annum.

RATES

The Rateable Value of the property will be £26,250.

SERVICE CHARGE

The estimated service charge is as follows:

VAT

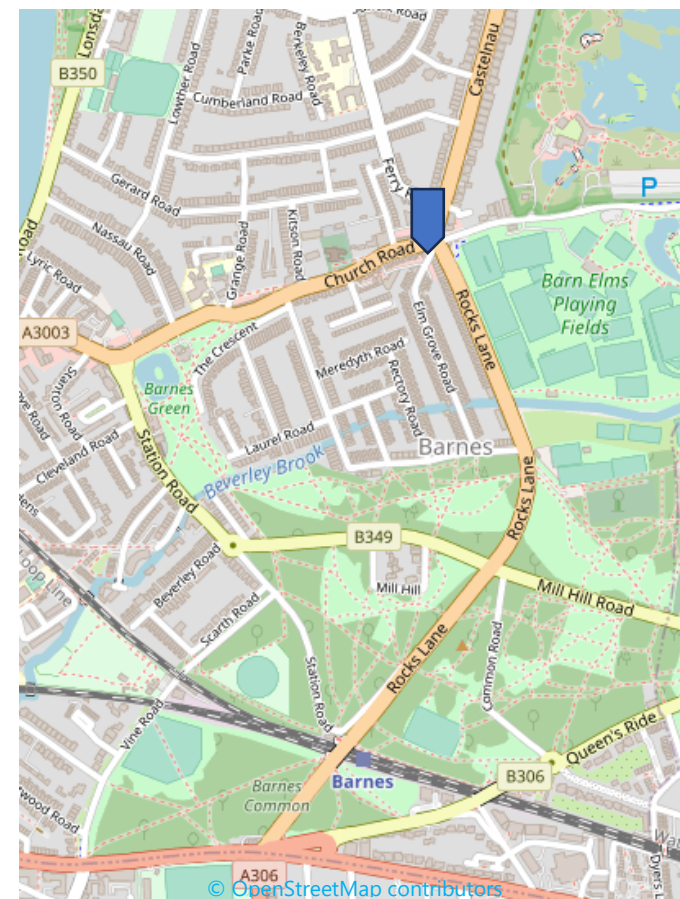
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC will be prepared upon completion of refurbishment works



VIEWINGS – 020 8662 2700

James Griffiths

t: 07867 232653

Thomas Tarn

t: 07943 579296

e: jgriffiths@shw.co.uk

e: ttarn@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

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