



Unit 4 Crescent Stables

139 Upper Richmond Road, Putney, London, SW15 2TN

Private, exceptionally placed office in a quiet mews development off Upper Richmond Road.

1,308 sq ft
(121.52 sq m)

- Secluded mews development.
- Close proximity to transport links.
- Off-Street parking for two cars.
- Fully self-contained.
- Available immediately.

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Summary

Available Size	1,308 sq ft
Rent	£31,500 per annum
Business Rates	Upon Enquiry
EPC Rating	C (58)

Description

Unit 4 Crescent Stables offers a fantastic opportunity to obtain a discreet and quiet, yet exceptionally well-placed office space. The upper floors of the property benefit from vast levels of natural light with utilities including a separate kitchen and bathroom with parking provision for two cars.

The rarely available space requires light decorative work allowing any prospective tenant to adapt the presentation of the premises to suit their business with a rent-free period by negotiation. The landlord would consider a variety of uses within the Use Class E provision.

Location

Number 4 Crescent Stables is situated on the South side of Upper Richmond Road, less than 500 metres to the West of East Putney Station offering District Line services into Central London. Putney Rail Station offering National Rail Services is also within a 10-minute walking distance.

Within a few minutes' walk, you can access an array of amenities ranging from well-established local eateries to widely available retail occupiers including Little Waitrose, Sainsburys Local, Post Office and Toolstation. The property is also within easy reach of the green open spaces of Richmond Park.

Terms

RATES PAYABLE: To be confirmed.

RATEABLE VALUE: To be confirmed.

EPC RATING: C (58).

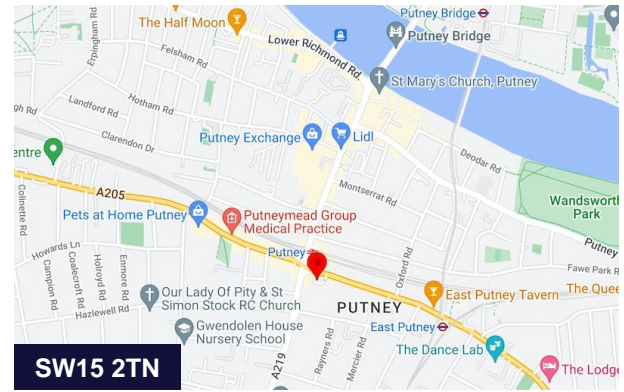
USE CLASS: Class E.

LOCAL AUTHORITY: London Borough of Wandsworth.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenants Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to bear their own legal costs.



Viewing & Further Information



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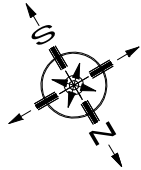
Adam Stackhouse

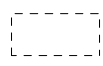
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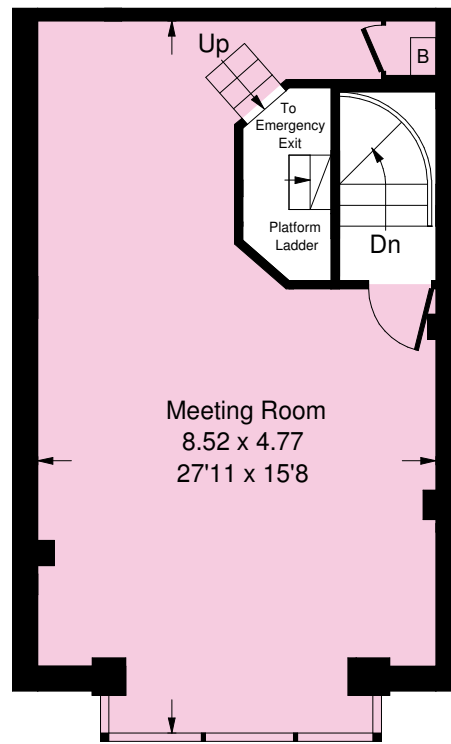
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Crescent Stables, SW15

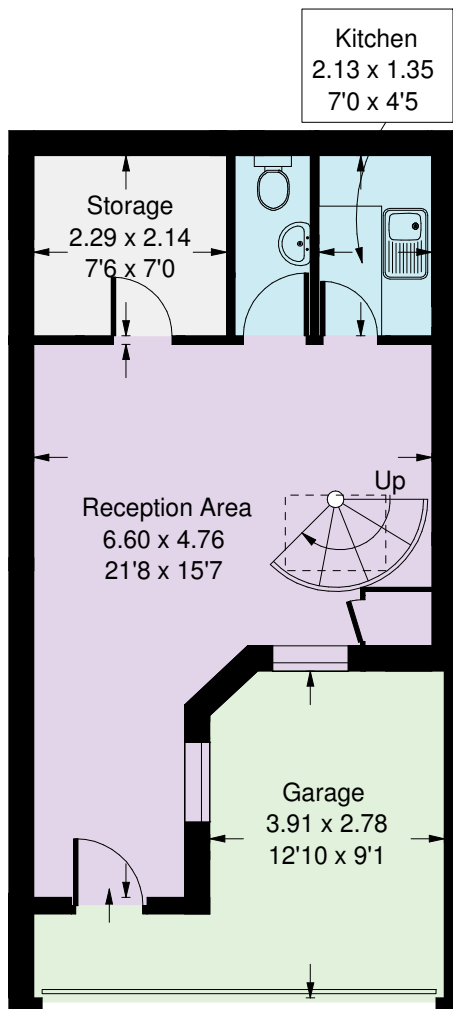
Approx. Gross Internal Area
121.5 sq m / 1308 sq ft
(Excluding Garage)



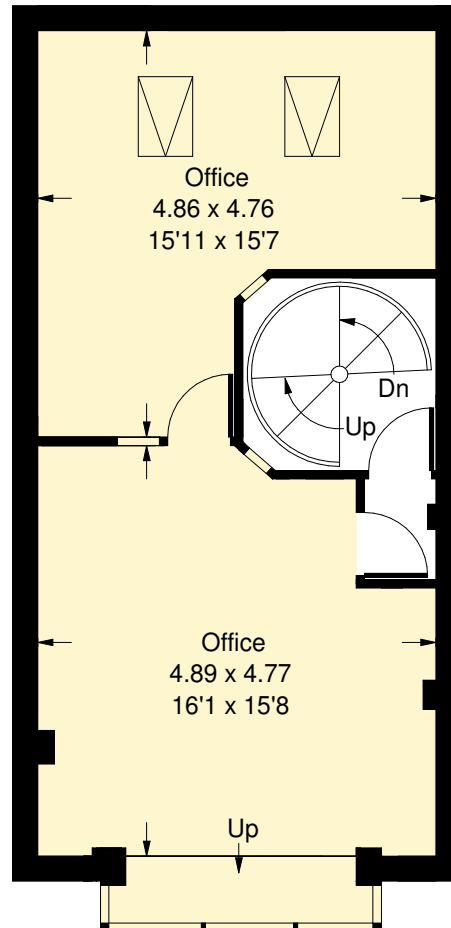
 = Reduced headroom
below 1.5 m / 5'0



Second Floor



Ground Floor



First Floor