

FIRST FLOOR STUDIO, 1 POOLEY DRIVE EAST SHEEN

1,055 sq ft / 98.01 sq m



ADDRESS

1st Floor Studio 1 Pooley Drive
East Sheen
SW14 8LU

DESCRIPTION

Commercial Unit To Let

Pooley Drive is a pedestrian mews, just off Sheen Lane and close to the centre of Sheen. Mortlake mainline station is nearby, providing rail services to London Waterloo. There are numerous retailers close by with many independents. The purpose built commercial building comprises of ground and first floors and was constructed in 2008 to a high specification.

Dated: 27/01/2026



SPECIFICATION

Air conditioning

Engineered timber flooring

Entry phone

Glass partitioned office

Shower

WCs

Tenure Available on a new effective full repairing & insuring lease for a term by arrangement

Rent £32,500 per annum exclusive

Service Charge Approx. £5 per sq ft

Rates RV £30,500. Rates payable approx. £15,219.50 per annum

Size 1,055 sq ft / 98.01 sq m

CONTACT

Niall Christian

BSc MRICS

T 0208 332 4591

M 0778 0678 684

E niall.christian@michaelrogers.co.uk

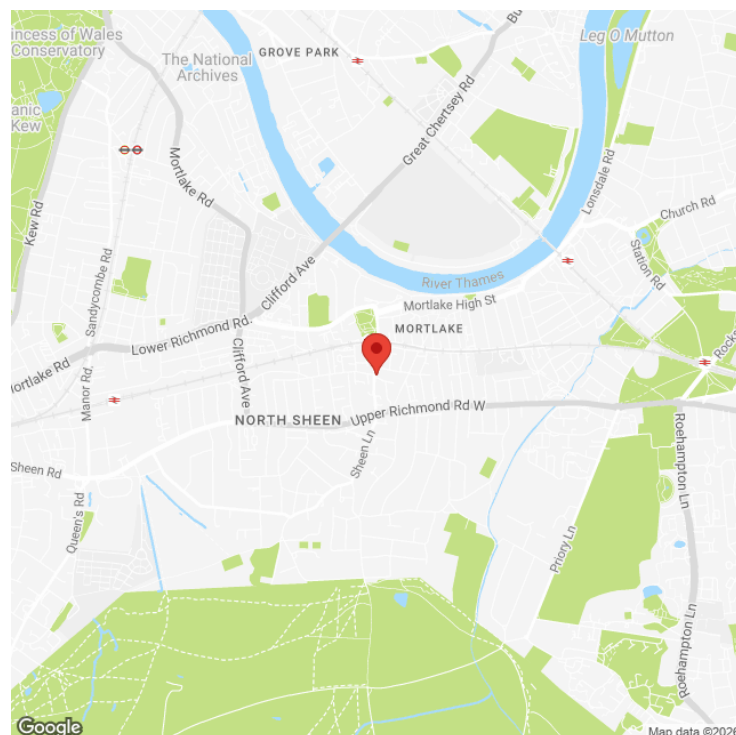
Joshua Thompson

Trainee Surveyor

T 0208 332 4594

M 07701 086242

E joshua.thompson@michaelrogers.co.uk



Dated: 27/01/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ