

## 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

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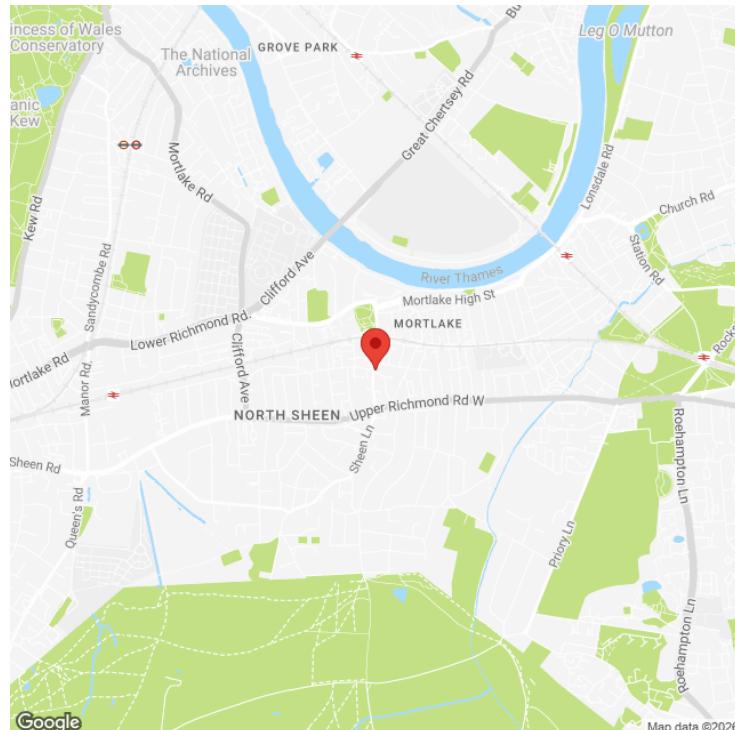
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