

**1 Barnes High Street,
Barnes
London
SW13 9LB**



Studio Office

To Let

190 sq. ft (17.65 sq. m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond, TW10 6UQ Fax: 020 8332 7799

www.michaelrogers.co.uk

Location

The building is located on Barnes High Street, adjacent to Station Road, overlooking Barnes Pond. The property is in the heart of this renowned London suburb, offering many shopping and restaurant facilities including Marks and Spencer's and Côte. The property is very accessible via public transport with Barnes Common and Barnes Bridge station both a short walk, providing services to London Waterloo, Richmond and Hounslow. The property is served by numerous bus routes giving access to Hammersmith Bridge, Mortlake, Richmond etc.

Description

1 Barnes High Street has its own entrance and subject to works the office suite will be self-contained with a kitchenette. The suite is on the first floor, served by a communal kitchenette and WC on the first floor.

Amenities

Excellent natural light.
Wall lights.
Self-contained.

Inset spotlights.
WC.
Perimeter sockets.



Terms

By way of a new lease on terms to be agreed.

Rent

£12,000 per annum exclusive

Business Rates

The office suite is not currently valued.

Business should be able to benefit from small business rate relief but are advised to make their own enquiries with the Valuation Office Agency.

Service Charge

Upon application.

EPC

The office suite has not obtained an EPC. This will be obtained before the letting of the property.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

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Subject to Contract April 2023

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