

TIDEWAY YARD

125 MORTLAKE HIGH STREET, SW14 8SN

RIVERSIDE COMMERCIAL UNIT TO LET

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Unique Commercial Space

Tranquil setting by the banks of the River Thames

3,800 SQ FT (352 SQ M)

Available Q4 2024

THE SPACE

Established in 1901, Tideway Yard has undergone a remarkable transformation from its origins as a stables, coach house and steam engine shed to become a distinctive commercial destination. This self-contained building spans 4,500 sq ft across three floors, seamlessly blending contemporary office spaces with its rich historical character. Nestled along Mortlake High Street, the courtyard complex offers direct access to the picturesque River Thames, creating a serene workspace environment. Complete with kitchenettes, restrooms, parking facilities, and scheduled availability in Q3 2024.



- Characterful Commercial Building
- Recently refurbished
- On-site meeting room with river views
- Views of the River Thames
- 6 designated parking spaces
- On-site caretaker
- Bike parking
- 24-hour access
- Air conditioning

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THE LOCATION



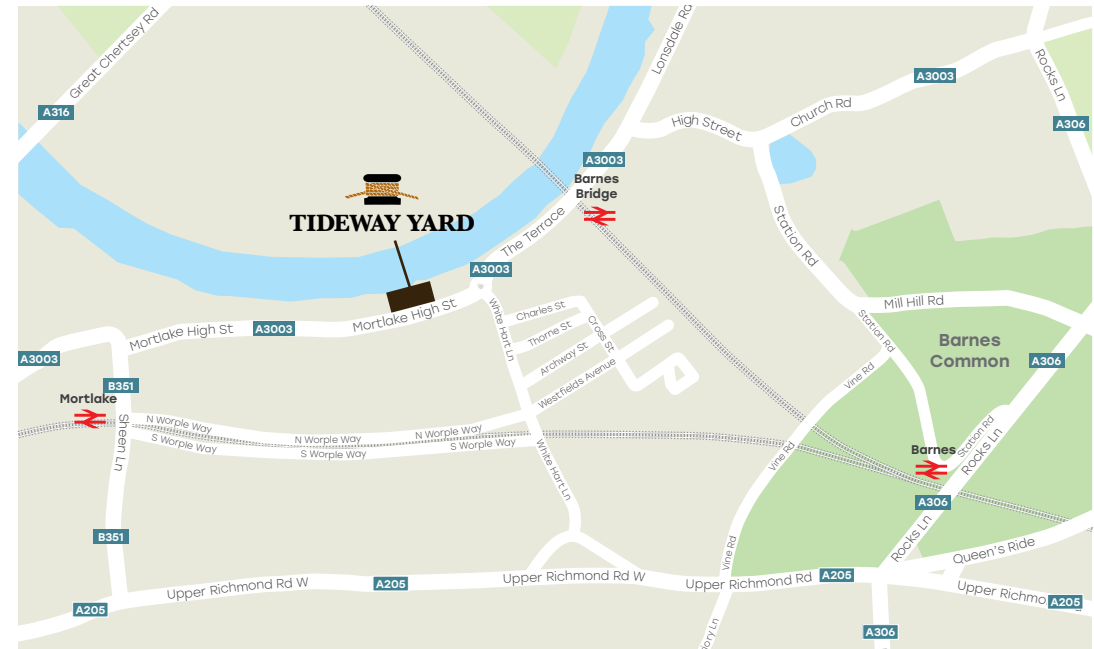
Set against the tranquil backdrop of the riverside, this setting offers a peaceful workspace, complemented by nearby conveniences. These include an on-site Rick Steins restaurant, local coffee spots like Orange Pekoe, charming neighbourhood pubs, and a convenient nearby Sainsbury's local. Tideway Yard provides direct access to the river towpath, just a brief stroll away from Barnes High Street.



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TRANSPORT



5 mins
Barnes Bridge
Station



13 mins
Mortlake
Station



16 mins
Richmond
Station



25 mins
London Waterloo
Station



14 mins
Putney Bridge



25 mins
Hammersmith



27 mins
Fulham Broadway



34 mins
Earl's Court

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FLOOR PLAN



Floor	Sq Ft	Sq M
GF	1,200	111.55
FF	1,400	130.15
2nd	1,188	110.41
Total NIA	3,790	352.11
Total GIA	4,939	458.86

TERMS

A new effective full repairing and insuring lease for a term by arrangement.

RENT

Upon application.

SERVICE CHARGE

Upon application.

EPC

Available upon request .

RATES

Applicants are advised to make their own enquiries with the Valuation Office Agency.

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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