

**Newton House
50 Vineyard Path
Mortlake
SW14 8ET**



SELF CONTAINED OFFICES

TO LET

**1,745 sq ft (162.11 sq. m) to 3,463 sq ft (321.73 sq. m)
approx.**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location:

The building is located just off Mortlake High Street, on The Vineyard overlooking Mortlake Green.

Mainline rail services are available within walking distance from Mortlake (under 5 minutes) and Barnes Bridge station (under 15 minutes) providing a regular service into London Waterloo with a journey time of approximately 30 minutes.

The property is a short walk from Sheen with local amenities together with Tesco and Waitrose.

Description:

Newton House is an attractive 2-storey brick-built office building providing character offices. The available office accommodating is over part of the ground floor and first floor which provides the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	1,718	159.62
First	1,745	162.11
Total	3,463	321.73

The building benefits from the following: -

- Gas fired central heating
- Air cooling
- 3 compartment perimeter trunking
- Suspended acoustic tiled ceiling
- Recessed lighting
- Carpeting
- 2 car parking spaces

Terms:

The property is available to let on a new full repairing and insuring lease for a term by arrangement.

Price/Rent:

£20 per sq ft.

Rates:

The property has the following rateable values and rates payable.

FLOOR	Rateable Value	Rates Payable
Ground	£37,500	£18,712.50
First	£37,000	£18,463.00
Two car spaces	£1,200	£598.80

Interested parties should make their own enquiries with the valuation Office Agency.

Energy Performance Certificate:

Upon application.

Legal Costs:

Each party to be responsible for their own legal costs.

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.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

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Subject to Contract April 2025

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