

## **PRELIMINARY DETAILS**

**78 Glenthams Road**

**Barnes**

**SW13 9JJ**



## **SELF-CONTAINED COMMERCIAL BUILDING TO LET**

**2,550 Sq ft (236.90 Sq m) Approx.**

**0208 332 7788**

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

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

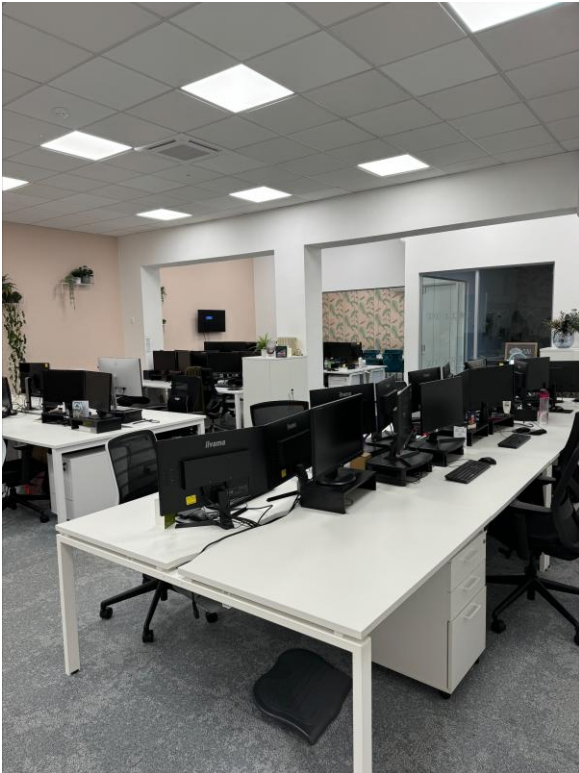
The building is located on Glenthams Road in Barnes close to Hammersmith Bridge, which is open to pedestrians and cyclists. The building is within an approximate 15-minute walk across the bridge to Hammersmith Underground Station. (District, Piccadilly, and Hammersmith & City Lines.)

78 Glenthams Road is within close proximity to a variety of shops, restaurants and public houses. The prestigious Harrods Village residential scheme is close by as well as the London Wetland Centre.

**Description:**

The property is self-contained and benefits from the following: -

- Comfort Cooling and heating
- Male and Female WCs
- Fitted kitchen
- Double glazing
- Gas central heating
- Carpeting and tiled floor finishes
- Suspended ceilings and solid plastered ceilings
- Various types of LED lighting



The building has the following approximate net internal area.

	SQ M	SQ FT
Ground	143.70	1,547
First	93.20	1,003
Total	236.90	2,550

The offices can be made available fully furnished offering plug and play accommodation.

**Terms:**

The building is available on a new effective full repairing and insuring leases for terms by arrangement.

**Rent:**

Upon application.

**Business Rates:**

The building has the following rateable value.

	Rateable Value	Rates Payable
	£46,250	£23,078.75

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

**Energy Performance Certificate:**

Upon application.

**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.

**For further information please contact sole agents:**

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Subject to Contract  
June 2025

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