

**THE STUDIO
1 POOLEY DRIVE
EAST SHEEN
SW14 8LU**



1,060 Sq. ft (98.51 Sq. m) approx.

COMMERCIAL UNIT

TO LET

0208 332 7788

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

www.michaelrogers.co.uk

Location:

The building is located in East Sheen on Pooley Drive, a pedestrian mews just off Sheen Lane. Mortlake mainline station is within a few minutes' walk providing rail services to London Waterloo.

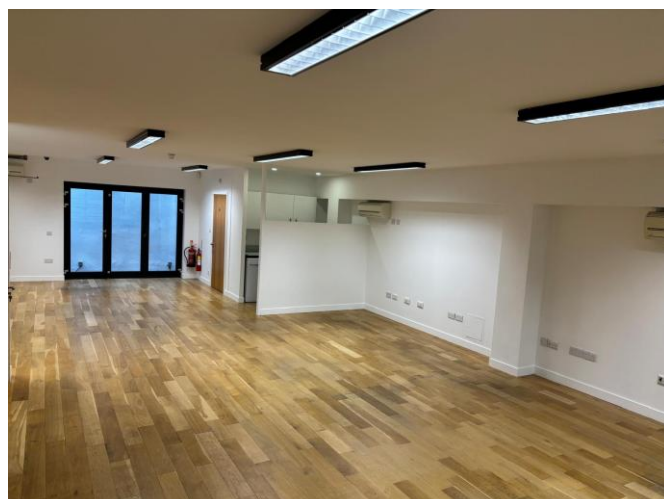
There are many retailers close by with several independents represented. The centre of Sheen is within a short walking distance with major retailers including Tesco, Waitrose and Boots to name a few.

Description:

This purpose-built commercial building was constructed in 2008 and is arranged over ground floor. The building has been constructed to a high specification and benefits from a self-contained entrance.

Amenities:

- Air-conditioned
- Engineered timber flooring
- Entry-phone
- Glass partitioned office
- Shower
- WCs

**Accommodation:**

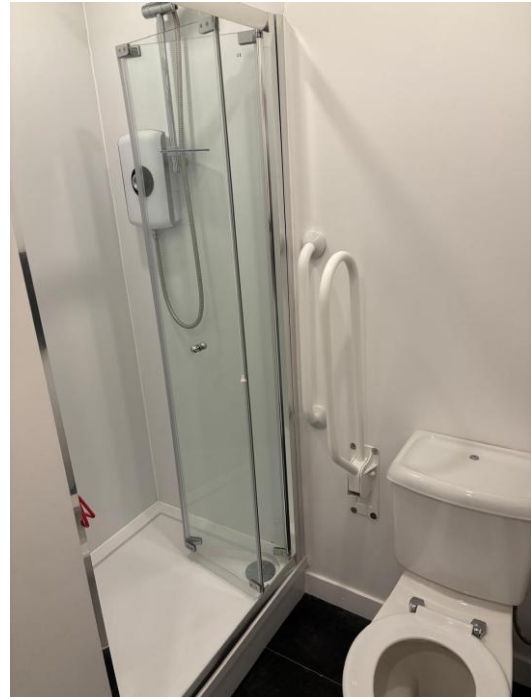
Floor	Sq Ft	Sq M
Ground	1,060	98.51
Total	1,060	98.51

Terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

£32,500 per annum exclusive.



Business Rates:

The suite has a rateable value of £27,750 which gives rates payable of approximately £13,847.25 per annum.

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:

Michael Rogers LLP 020 8332 7788

Niall Christian – 07780 678684 niall.christian@michaelrogers.co.uk

Joshua Thompson - 07599 107005 joshua.thompson@michaelrogers.co.uk

Subject to Contract October 2025

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS