

**FIRST FLOOR STUDIO
1 POOLEY DRIVE
EAST SHEEN
SW14 8LU**



1,055 Sq. ft (98.01 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 services to London Waterloo Station.

There are numerous retailers close by with many independents. The centre of Sheen is a short walk with major retailers such as Tesco, Waitrose and Boots to name a few.

Description

This purpose-built commercial building was constructed in 2008 and is arranged over ground and first floors. The building was constructed to a high specification and benefits from a self-contained entrance. The available suite is on the first floor.

Amenities

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



Accommodation:

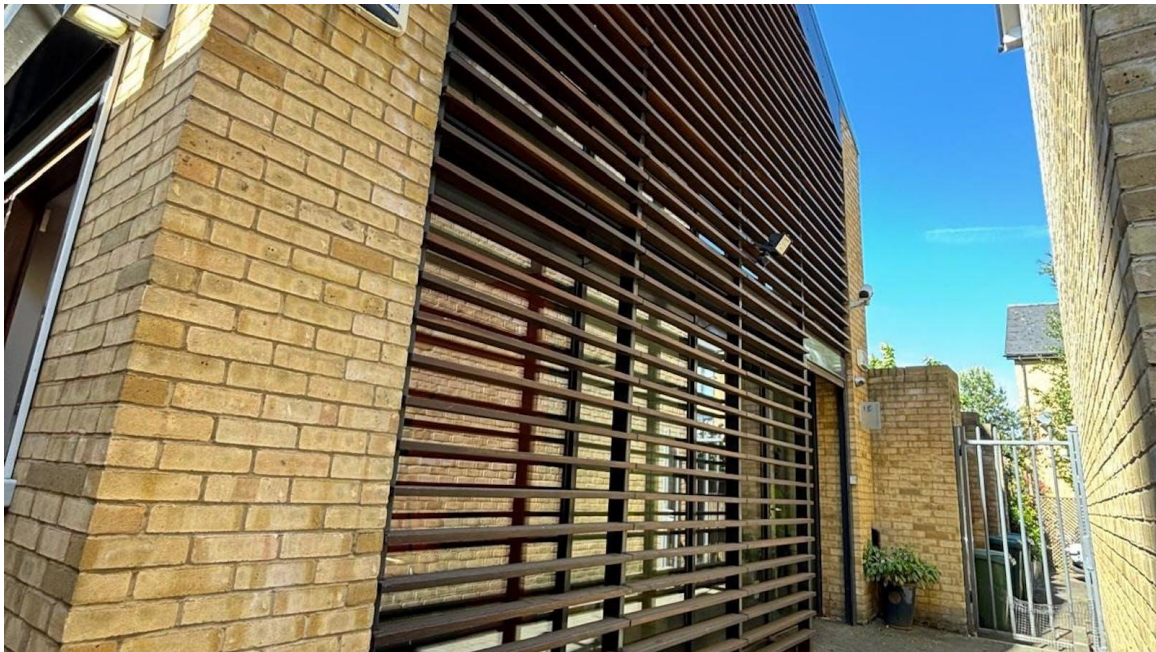
Floor	Sq Ft	Sq M
First	1,055	98.01
Total	1,055	98.01

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 £30,500 which gives rates payable of approximately £15,219.50 per annum.

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

Service Charge

Approximately £5 per Sq ft.

Energy Performance Certificate:

Upon application.

Anti Money Laundering

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For further information please contact sole agents:

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Subject to Contract January 2026

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