



Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

GROUND FLOOR 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 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 floor. The building was 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 £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

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 January 2026

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