

TO LET



**Foundry Mews, 58 Barnes High Street, SW13 9AZ**

**388 sq ft (36.05 sq m)**

**Commercial Unit To Let, Unit 13**

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## RENT | £16,600 PER ANNUM EXCLUSIVE

### LOCATION

Nestled in a serene courtyard complex, this location provides a calm and productive workspace with convenient access to Barnes High Street. The vibrant high street offers a range of essential amenities, including Marks & Spencer, Gail's, various local shops and restaurants. Foundry Mews is conveniently situated just a short stroll from Barnes Pond along the high street, as well as a brief walk to the picturesque River Thames.

### AMENITIES

The available unit is self contained and has the following amenities:

- Self-contained unit
- Gated entrance with entry phone system
- Kitchenette and WC
- DDA compliant access
- Cycle racks
- Modern mews complex
- Ready to go data connectivity.

### TERMS

The premises are available by way of a new lease for a term to be agreed, directly from the Landlord.

### SERVICE CHARGE

£2,580 per annum approximately.

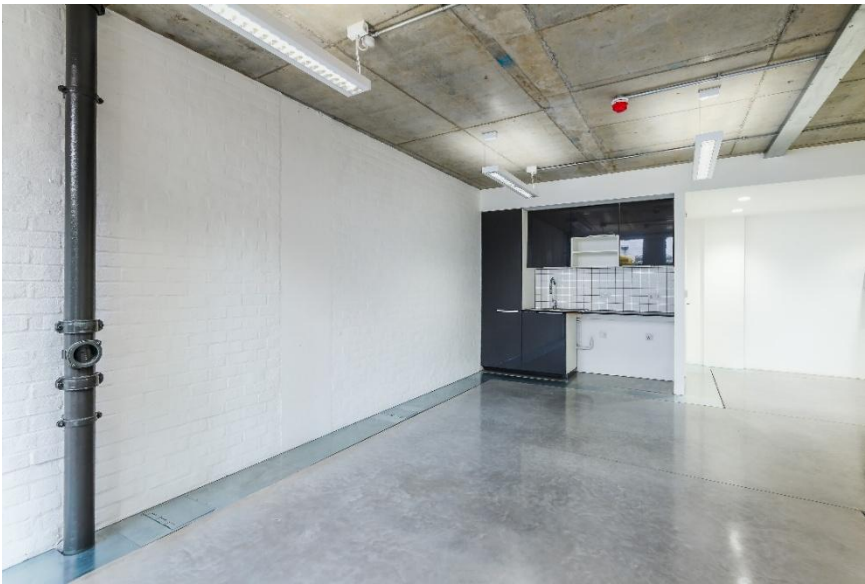
### RATES

The unit has a rateable value of £11,750. Applicants are advised to make their own enquiries with the Valuation Office Agency.

### EPC: UPON APPLICATION



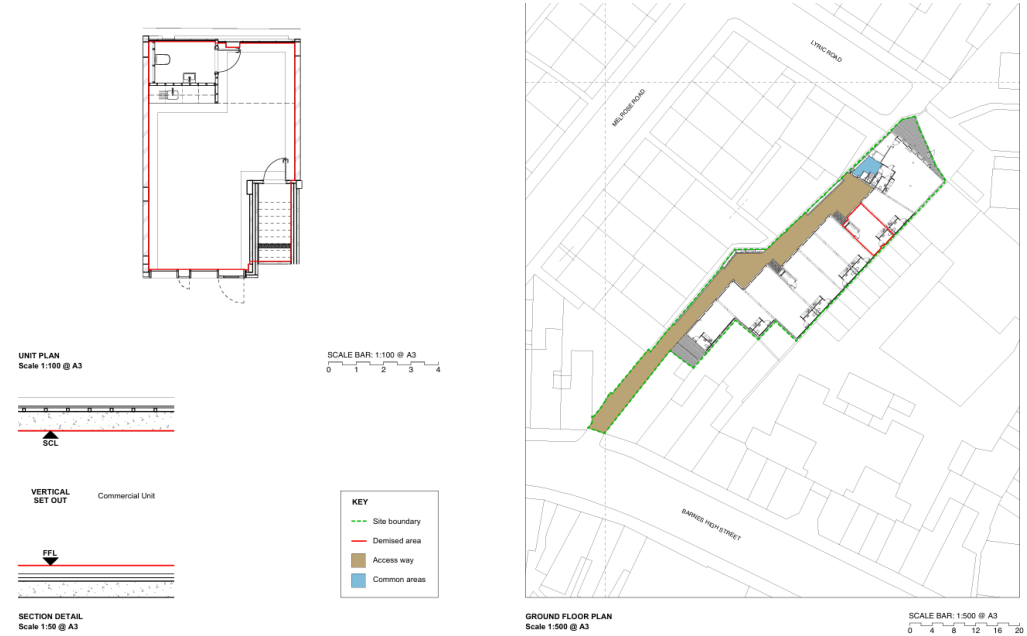
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(Indicative Photo)

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