

TO LET

15 STATION ROAD, BARNES SW13 0LF

GROUND FLOOR COMMERCIAL UNIT 388 sq ft / 36 sq m approx

**Michael
Rogers**

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Ground Floor Commercial Unit 388 sq ft / 36.00 sq m approx.



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RENT | £14,500 per annum exclusive of rates, service charge & VAT

LOCATION

The subject property is prominently located adjacent to Barnes Pond in the heart of this renowned London suburb, close to the junction with High Street / Church Road, offering many shopping and restaurant facilities.

Mainline rail services are available from Barnes Station and Barnes Bridge Station, providing services into London Waterloo with a journey time of approximately 20 minutes. There are also frequent bus services to Hammersmith Bridge. A short walk across the bridge give access to the London Underground (District, Piccadilly and Hammersmith & City lines).



DESCRIPTION

The unit forms part of The Old Sorting Office and comprises of a ground floor suite with its own self-contained entrance. The Sorting Office is a mix of residential, retail and offices.

AMENITIES

- Tiled floor
- Plastered, painted walls and ceilings
- Comfort cooling & heating
- Spot lighting
- Alarm
- Storage area
- WC
- Kitchenette
- Blinds
- Front patio area



ACCOMMODATION

Floor	Sq Ft	Sq M
Ground	388	36.00
Total (approx.)	388	36.00

TERMS

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

BUSINESS RATES

Upon application

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



SERVICE CHARGE

The current service charge is £150 per annum.

EPC

The unit has an EPC of C75.

ANTI MONEY LAUNDERING

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