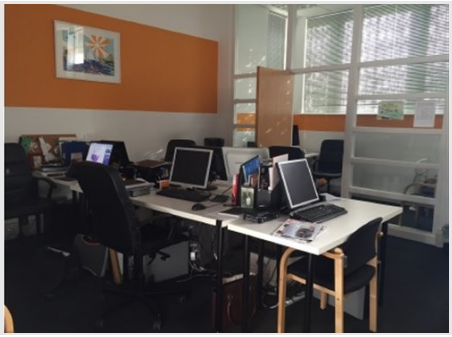
MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

OFFICE TO LET

44 HIGH STREET, BARNES, SW13 9LN



SUMMARY

- **700 sq ft (65.06 sq m)**
- **To Let**
- **New lease, length of terms to be agreed**

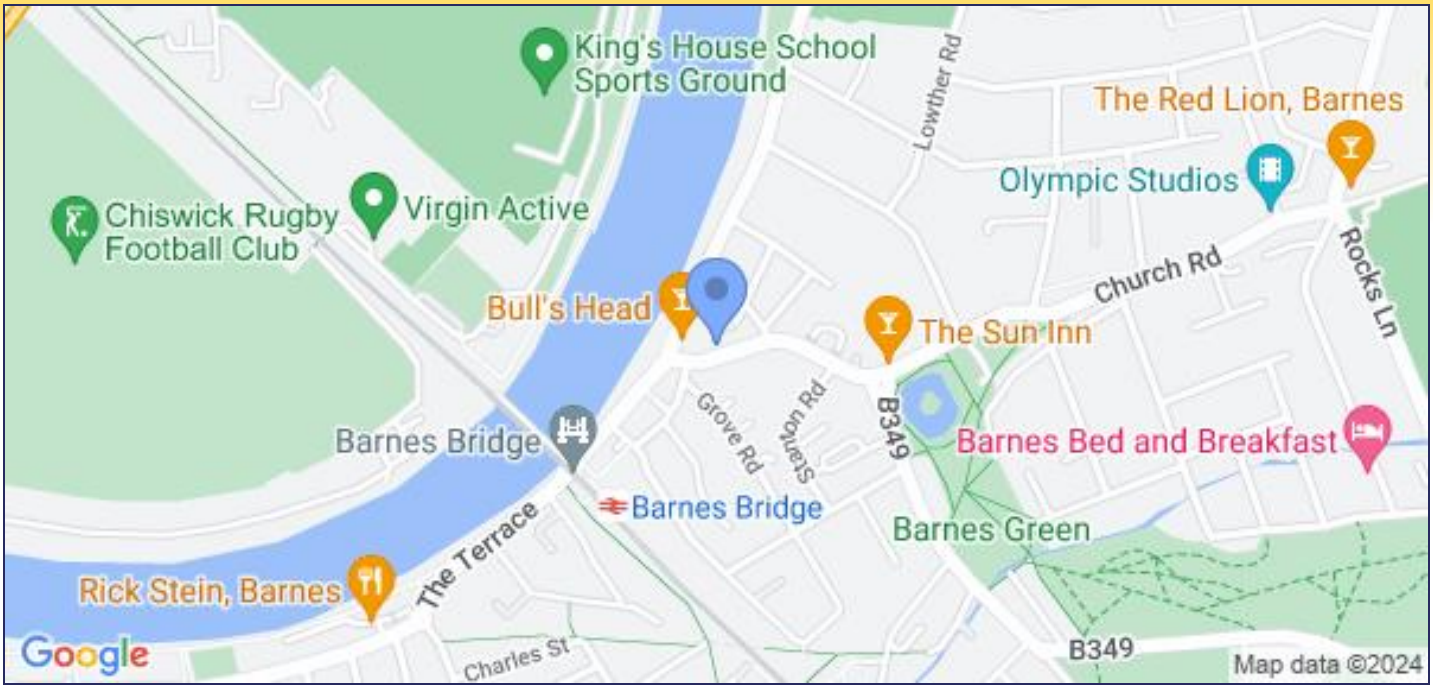
AMENITIES

- **Cat 3 lighting**
- **DDA compliant WC's**
- **Electric wall-hung radiators**
- **Kitchenette**
- **Perimeter trunking**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Boldly positioned in a desirable terrace close to the banks of the river Thames at Barnes, in the heart of a thriving High Street, offering access to an eclectic mix of shops, restaurants, cafes, bars and supporting professional services. The train station at Barnes Bridge is within yards and by car there is easy access to Hammersmith, Richmond and central London.

DESCRIPTION

Presented in excellent condition and finished to exacting standards throughout, the office provides flexible, professional workspace in this desirable London Suburb therefore internal inspection is highly recommended. Currently laid out as two distinct open-plan areas and a private meeting room the property comprises part of an architect-designed and purpose-built modern office development ideal for professional users. Alternative uses will be considered (Medical/therapies) STPP. The suite is arranged as ground floor only providing 700sq ft Gross Internal Area with the added benefit of electric wall-hung radiators, perimeter trunking and cat 3 lighting, a kitchenette and DDA compliant WC with quality flooring and finishes throughout. Access to a shared store is located via the rear doors.

LEASE / TERM

New lease, length of terms to be agreed

RENT

£24,000 +VAT

RATES

The premises is listed on the VOA Business Rates website as having a rateable value of £14,500 with a current rate in the pound of 49.3p (2016/2017)

VAT

VAT is applicable

EPC RATING

A certificate has been commissioned

VIEWING

Viewing strictly by prior appointment with the agent:

Dominic Arthur
020 8940 2266
d.arthur@martincampbell.co.uk

Mike Martin - Milestone
Commercial
020 8977 5817

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Property Ref: 4324. Date: 2024