MARTIN CAMPBELL

COMMERCIAL PROPERTY CONSULTANTS

INDUSTRIAL / WAREHOUSE TO LET

REAR OF, 19 BARNES HIGH STREET, BARNES, SW13 9LW

SUMMARY

- **710 to 1,475 sq ft (65.99 to 137.08 sq m)**
- **Barnes town centre**
- **Potential to combine with adjoining premises**
- **To Let**
- **Rent: £20,000**
- **Offered on a new lease for a term of years.**

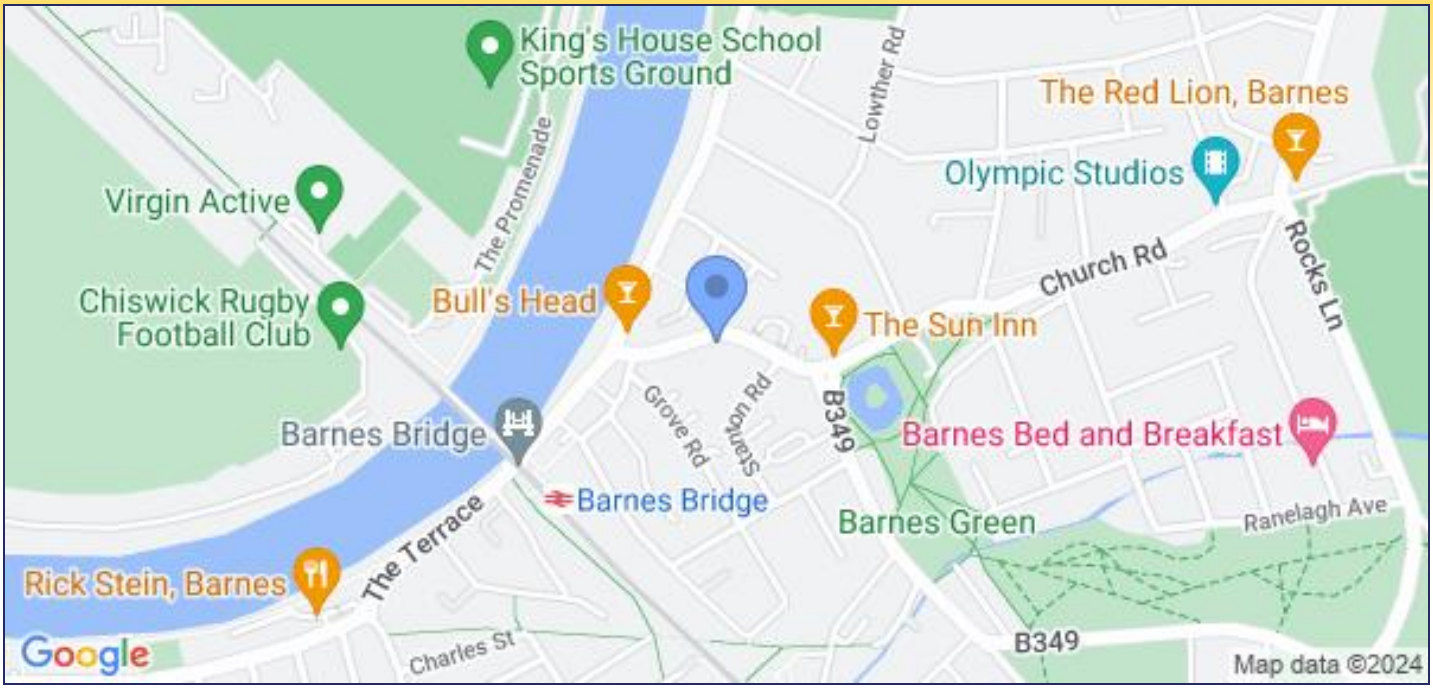
AMENITIES

- **Affordable commercial space**
- **Commercial Class E Use**
- **External storage**
- **Kitchenette**
- **Potential to combine with The Studio**
- **WC**

020 8940 2266

6 Duke Street Richmond TW9 1HP

www.martincampbell.co.uk



LOCATION

Located in the heart of Barnes, just off the High Street, situated midway between the River and the pond.

DESCRIPTION

The property is a two storey brick built and timber clad building situated in a private courtyard accessed off Barnes High Street, via a private pedestrian passage way as well as a gated access from neighbouring Liffords Place. The property may also taken in combination with the adjoining property (The Studio) with external space.

ACCOMMODATION

The property provides basic workshop type space with mezzanine floor, kitchenette and WC. The ground floor benefits from good natural light.

FLOOR	SIZE
Rear of 19 Barnes High Street	710 sq ft (65.99 sq m)
The Studio	765 sq ft (71.10 sq m)
Total	**1,475 sq ft (137 sq m)**

LEASE / TERM

Offered on a new lease for a term of years.

RENT

£20,000

RATES

The rateable value is still to be assessed, but likely benefits from full business rates relief.

VAT

VAT is not applicable

EPC RATING

Available upon request

VIEWING

Viewing strictly by prior appointment with the agent:

Richard Farndale
020 8940 2266
r.farndale@martincampbell.co.uk

David Keates
020 8940 2266
d.keates@martincampbell.co.uk

MARTIN CAMPBELL
COMMERCIAL PROPERTY CONSULTANTS

Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;
1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.
Property Ref: 4671. Date: 2024