



**26 Stamford Street**  
SE1 9LQ

**First Floor Modern Air  
conditioned offices with  
excellent natural  
light**

**2,101 to 4,260 sq ft**  
(195.19 to 395.77 sq m)

- Excellent high spec offices
- Within 5 mins walk from Putney Mainline Station
- Fully fitted turn key operation available with furniture and screens provided
- Within 1 minutes walk of East Putney Tube
- Double height glazing throughout provided excellent natural light
- Alternative uses considered, including nursery, medical and leisure

# 26 Stamford Street, London, SE1 9LQ

## Summary

<b>Available Size</b>	2,101 to 4,260 sq ft
<b>Rent</b>	£47.50 per sq ft
<b>Rates Payable</b>	£11 per sq ft
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1 per sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

An excellent opportunity to lease a self-contained office on the 1st floor. There are two separate units available each with their own lift and entrance on the ground floor. Consideration will be given to splitting one of the offices in part and therefore providing around 1,000 -1,500 sq ft. The premises are part of a large mixed used development that was completed approximately 5 years ago and the office suites are above Costa and Waitrose. Both offices provide modern raised floors, suspended ceiling, air condition, toilets and kitchen. The offices benefit from great natural light with double height windows along 3 sides. The majority of the space is open plans with private office and meeting rooms.

## Location

The offices benefit from a prime position next to East Putney Underground Station and boasts a wide variety of cafes, shops, restaurants, gyms and other amenities nearby. Putney Mainline Station is a short distance (0.3 miles) to the West and offers train services to London Waterloo and Clapham Junction as well as London Underground (Victoria Line) services.

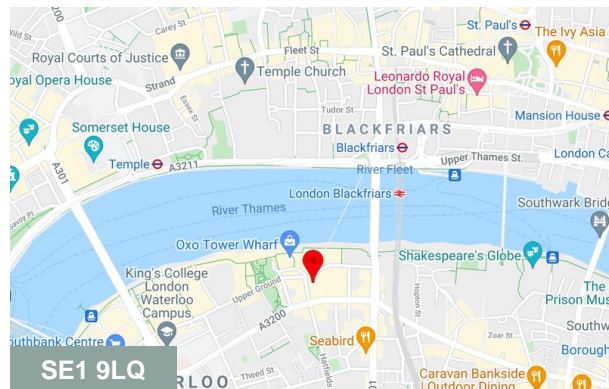
## Accommodation

The accommodation comprises of the following

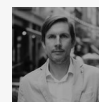
Name	Sq ft	Sq m	Availability
1st - 2 Stamford Square	2,159	200.58	Available
1st - 6 Stamford Square	2,101	195.19	Available
<b>Total</b>	<b>4,260</b>	<b>395.77</b>	

## Terms

Very competitive market incentives available. Consideration would be given to splitting the space to provide from 1,000 sq ft.



## Viewing & Further Information



**Ashley Medway**

0203 745 8547 | 078122 05327

darryl+4261-Ashley-Medway@tld.co.uk