COWAN & RUTTER
020 7349 6666
www.cowanandrutter.co.uk

WORK - LIVE OFFICE/ TO LET / GROUND FLOOR

Marlin House 40, Peterborough Road, Parsons Green, SW6 3BN

Approx 477 sq ft – 44.31sq m

Location
Peterborough Road runs south off the New Kings Road at Parsons Green. Parsons Green (District Line underground station) is a short walk across the Green and the area enjoys an excellent array of facilities with Little Waitrose, Megans, Co-Op Supermarket and the White Horse Gastro-Pub amongst others.

Description
A self contained ground floor unit comprising an entrance office with new kitchen and Shower room leading to the main office area which has a separate internal room at the rear. Fitted for immediate occupation.

Ameneties
- Fitted Unit
- Kitchen And Shower
- Danish double glazed windows
- Laminate Floor Finish
- Designer LED Lights

Terms
A new lease for 1-4 years held outside the security of tenure and compensation provisions of the landlord and Tenant Act. Mutual breaks after the end of the 2nd year.

Rent
£20,800 per annum exclusive payable monthly in advance. This includes service charge and business rates.

Rates
Included

Service Charge
Included.

Tenant pays electricity and fiber/telcom.

Contact
Viewings by prior appointment with the agent

Benjamin Cowan
T: 020 7349 6666
M: 07557 380291
Bc@cowanandrutter.co.uk
www.cowanandrutter.co.uk

COWAN & RUTTER
020 7349 6666
www.cowanandrutter.co.uk

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.