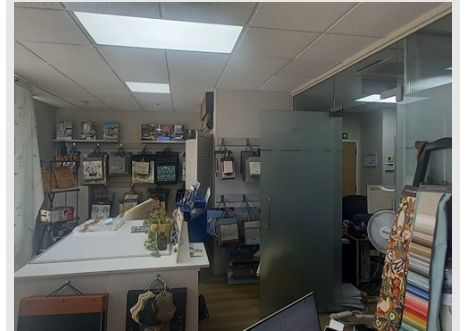


46 SHEEN LANE, EAST SHEEN, SW14 8LP

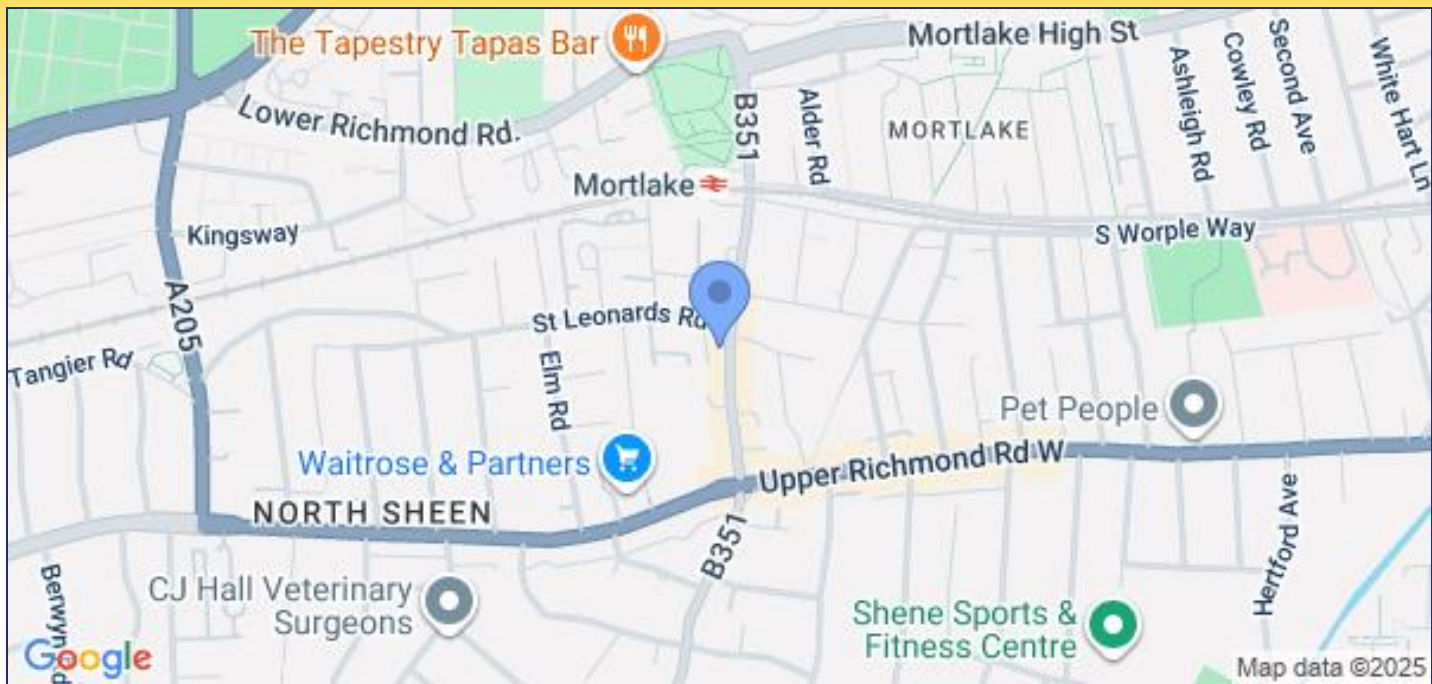


SUMMARY

- 923 sq ft (85.78 sq m)
- Class E Use
- To Let
- Rent: £39,500 per annum excl.
- The premises are available on a new FRI lease, full terms on request.

AMENITIES

- Air Cooling/Heating
- Busy Main Road Location
- Close to Mortlake Station
- Front Forecourt Area
- Parking Available



LOCATION

Sheen Lane is a busy thoroughfare linking Upper Richmond Rd West (South Circular Rd) and Mortlake High Street. Therefore there is good road access to central London and the M3. Mortlake railway station is within a short walk and provides a regular service to Richmond, Putney and London Waterloo. There are a number of major retailers located nearby including Waitrose, Boots and Tesco's, in addition there are a number of restaurants and pubs close by.

DESCRIPTION

Comprising the ground floor of this prominent building the accommodation will be in open plan format allowing an occupier to fit out for their own requirements. With good natural light and a regular shape the premises could suit a number of uses. There is a service road together with access to the rear of the premises.

ACCOMMODATION

FLOOR	SIZE
Ground floor	923 sq ft (85.78 sq m)
Total	923 sq ft (86 sq m)

LEASE / TERM

The premises are available on a new FRI lease, full terms on request.

RENT

£39,500 per annum excl.

RATES

We are advised that the premises has a Rateable Value of £22,750.

VAT

SERVICE CHARGE

Full details of the service charge are available on request.

EPC RATING

D (91)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Richard Farndale
020 8940 2266	020 8940 2266
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