

020 3205 0200

eddisons.com

Work - Live TO LET

Eddisons



Marlin House 40 Peterborough Road Parsons Green SW6 3BN

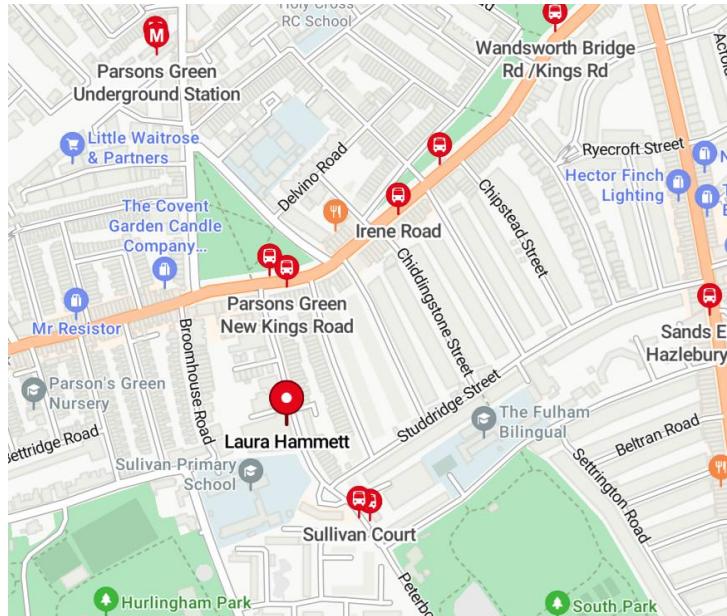
Rent £400 per week inclusive

Size: 477 sq ft (44.31sq m)

- Ground Office/Showroom
- New Kitchen and Shower
- High Quality Finishes
- Video Entry

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

ACCOMMODATION

Approx 477 sq ft (44.31 sq M)

AMENITIES

Fitted unit	Air Conditioning
Kitchen and Shower	Designer LED lights
Video Entry	Laminate floor finish
Danish double glazed windows	

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.

TIMING

Immediate on completion of legal formalities

VAT

Will be charged in addition

LEGAL COSTS

Each party pays own legal costs

EPC B

PLANNING

Office within E class.

VIEWING

Further information and inspections are available via the landlords' sole agents:

Eddisons (020) 3205 0200

Mark Belsham (07973) 372698

mark.belsham@eddisons.com

or

Kathy Cowan
Cowan and Rutter
020 7439 6666

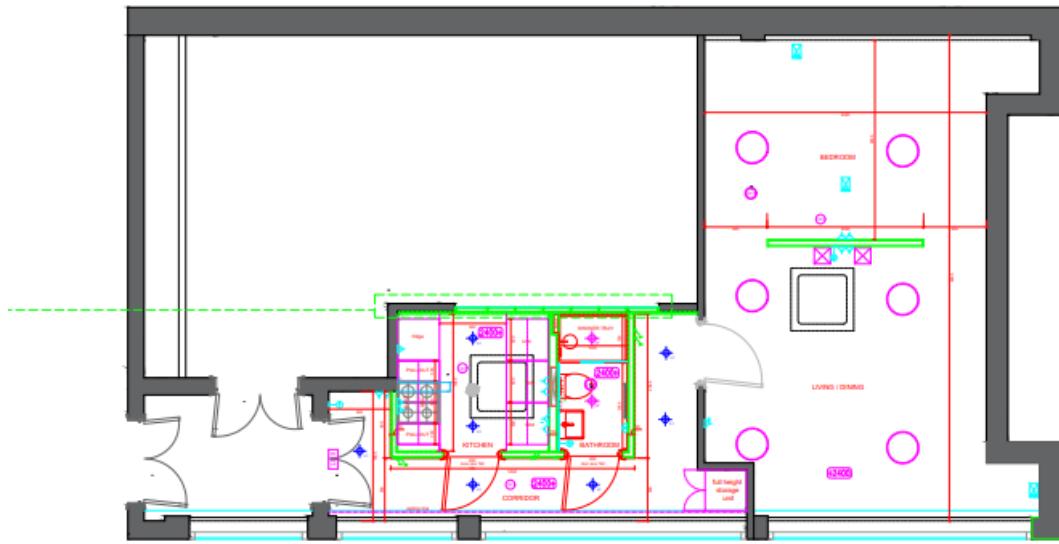
For more information, visit eddisons.com
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Important Information

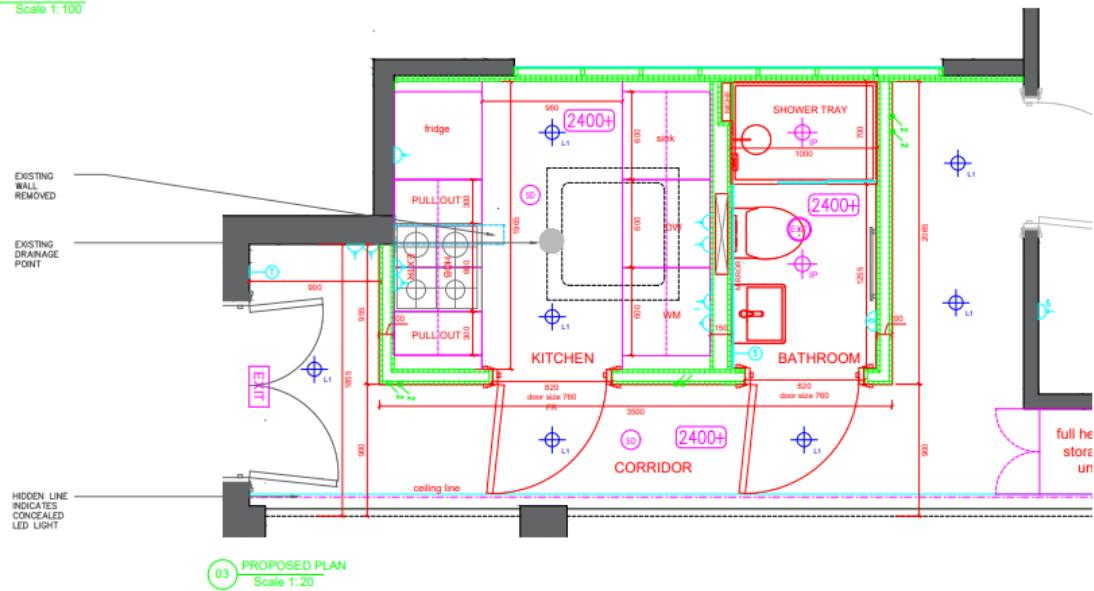
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WORK – LIVE SUITE



01 EXISTING PLAN
Scale 1: 100



03 PROPOSED PLAN
Scale 1:20

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