



Sheen Stables Rear Of 119

Sheen Lane, London, SW14 8AE

**Small business units
available for immediate
occupation on competitive
and flexible terms.**

128 to 892 sq ft
(11.89 to 82.87 sq m)

- 5 Units Available
- Class E Use
- Close to Mortlake Station
- Minimal business rates
- Competitive terms
- Ideal for small business

Sheen Stables Rear Of 119, Sheen Lane, London, SW14 8AE

Summary

Available Size	128 to 892 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises have been newly decorated to provide a variety of units. Each is equipped with their own tea point and electric heating. There are WC facilities on site.

Location

Sheen Stables are located in an attractive mews on the east side of Sheen Lane, which connects Upper Richmond Road West to Mortlake High Street. The nearby A316 provides direct access to the M3 and leads to the M25 orbital motorway. Mortlake Station is within a short walk and provides regular services to London Waterloo, Richmond, Putney and Clapham Jct. There are excellent retail facilities nearby, with traders including,

Accommodation

The accommodation comprises the following areas:

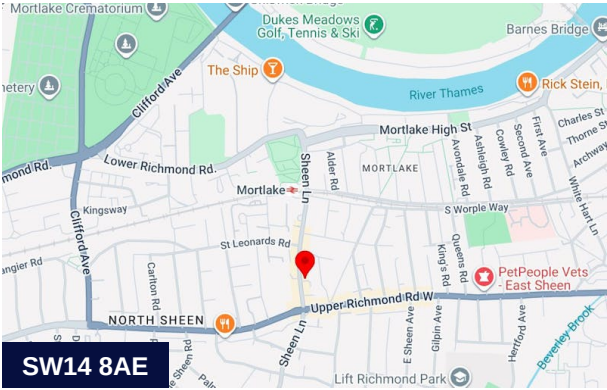
Name	sq ft	sq m	Availability
Ground - Unit 1	184	17.09	Available
Ground - Unit 2	188	17.47	Available
Ground - Unit 3	128	11.89	Available
1st - Unit 4	184	17.09	Available
1st - Unit 5	208	19.32	Available
Total	892	82.86	

Viewings

Viewings by arrangement with Martin Campbell.

Terms

Flexible leases, terms to be agreed. Subject to contract.



Viewing & Further Information



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SHEEN STABLES, SHEEN LANE, EAST SHEEN, SW14 8AE

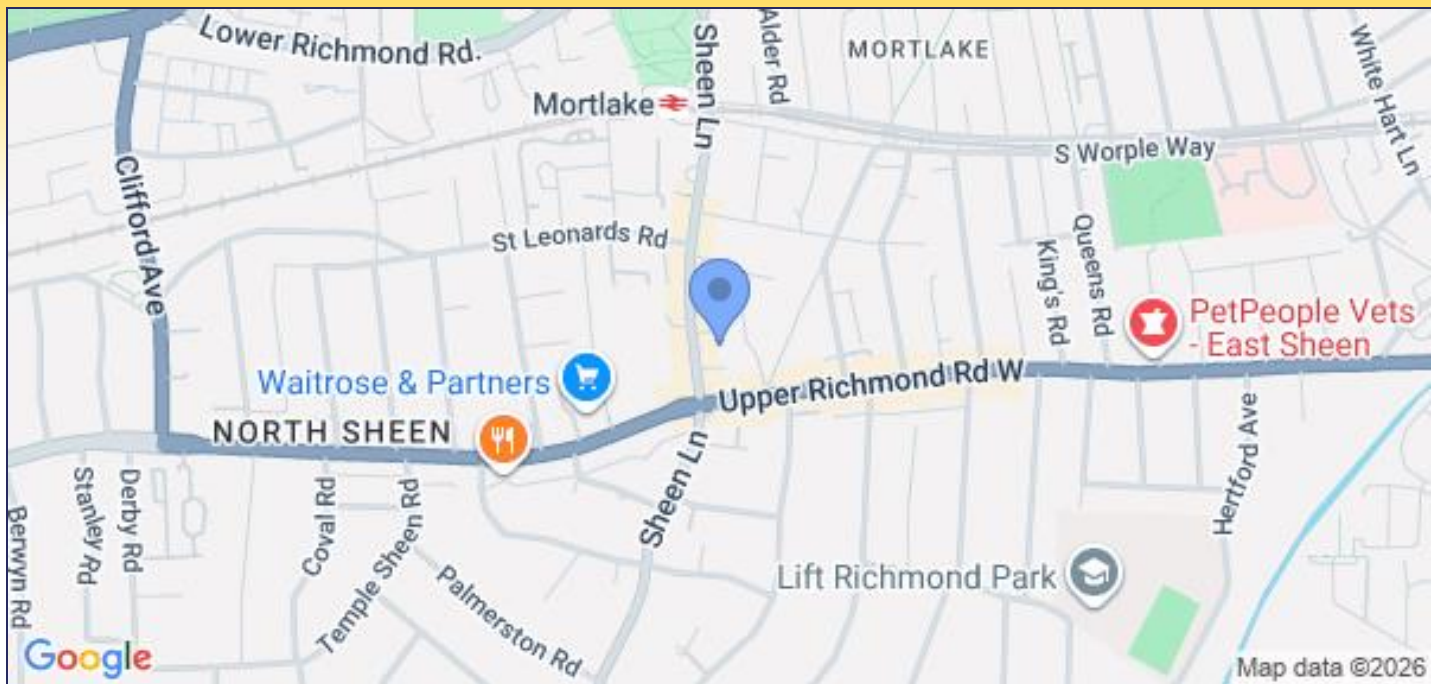


SUMMARY

- **128 to 892 sq ft (11.90 to 82.90 sq m)**
- **E Class Use**
- **To Let**
- **Rent: On Application**
- **Available on a new lease on terms to be agreed.**

AMENITIES

- **5 Units Available**
- **Close to Mortlake Station**
- **Double Glazing**
- **Quiet Location**
- **Spot Lighting**
- **Tea Point**



LOCATION

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DESCRIPTION

The premises have been newly decorated to provide a variety of units. Each is equipped with their own tea point and electric heating. There are WC facilities on site.

ACCOMMODATION

FLOOR	SIZE
Unit 1	184 sq ft (17.10 sq m)
Unit 2	188 sq ft (17.47 sq m)
Unit 3	128 sq ft (11.90 sq m)
Unit 4	184 sq ft (17.10 sq m)
Unit 5	208 sq ft (19.33 sq m)
Total	892 sq ft (83 sq m)

LEASE / TERM

Available on a new lease on terms to be agreed.

RENT

On Application

RATES

Unit 1 RV £6,000, Unit 2 RV £5,800, Unit 3 TBC, Unit 4 RV £5,900 & Unit 5 RV £6,300.

VAT

VAT is not applicable

EPC RATING

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

David Keates	Richard Farndale
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