



1st Floor, The Studio

Unit 1, Pooley Drive, London, SW14 8LU

Built in 2008, The Studio is a purpose built commercial building that would suit a range of occupiers seeking premises in East Sheen.

1,055 sq ft
(98.01 sq m)

- Close to Mortlake Station (National Rail) joint...
- Air-conditioned
- Entry-phone
- Engineered Timber Flooring
- Purpose Built in 2008
- Secure location

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Summary

Available Size	1,055 sq ft
Rent	£32,500 per annum
Rates Payable	£13.06 per annum Applicant to seek own rating advice. From April 26 multiplier reduces.
Rateable Value	£32,500
Service Charge	£5 per sq ft Estimated budget
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Built in 2008, The Studio is a purpose built commercial building that would suit both office occupiers as well as other business uses falling under Class E.

Location

The property is located in East Sheen and Pooley Drive is a recently developed pedestrian mews situated off Sheen Lane (very close to Mortlake Station).

Accommodation

The ground floor of The Studio provides modern open plan accommodation benefitting from air-conditioning, entry phone, engineered timber flooring, kitchenette as well as good natural light. The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,055	98.01	Coming Soon
Total	1,055	98.01	

Viewings

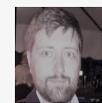
Strictly by prior arrangement with joint sole agent.

Terms

The ground floor is offered on the basis of a new FRI lease, terms to be agreed.



Viewing & Further Information



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