



## Prospect Studios

67 Barnes High Street, Barnes, London, SW13 9LE

**Long leasehold office  
building for sale**

**Development Potential**

**5,441 sq ft**  
(505.49 sq m)

- Rare opportunity
- Central Barnes location
- Suit range of uses subject to consents
- Consented for nursery scheme
- 80 years unexpired

# Prospect Studios, 67 Barnes High Street, Barnes, London, SW13 9LE

## Summary

|                |                                         |
|----------------|-----------------------------------------|
| Available Size | 5,441 sq ft                             |
| Price          | Offers in excess of £1,500,000 £275 psf |
| Rateable Value | £150,000                                |
| Car Parking    | 8 spaces                                |
| VAT            | Not applicable                          |
| Legal Fees     | Each party to bear their own costs      |
| EPC Rating     | D (91)                                  |

## Description

The building is a two-storey 1980's office block, which was converted from former squash courts. It is of brick construction under a largely flat roof. There is a glazed prism shaped atrium which projects from the front elevation at first floor level.

The ground floor comprises a reception area with small canopy entrance and mainly open plan offices. The first floor comprises open plan offices and breakout area.

The property benefits from having raised floors, gas central heating combined with partial air-conditioning, suspended ceilings, recessed strip and spot lighting, kitchenette, and is carpeted throughout.

## Location

The property is situated on the north side of the High Street, to the rear of Seaforth Lodge, a mixed commercial and residential building. The Property is not readily visible from the High Street and is accessed via the under croft of Seaford Lodge.

Barnes is a suburban district in the London Borough of Richmond upon Thames. It is located in the north east of the borough, south of the River Thames. It is situated approximately 6 miles south-west of central London. Neighbouring areas include Hammersmith, Putney, Mortlake & Chiswick.

Barnes has two railway stations (Barnes and Barnes Bridge) and is served by bus routes towards central London and Richmond. A fast train service from either station can take between 20-26 minutes into London Waterloo. The property is closest to Barnes Bridge station, which is situated around 0.2 miles south west of the property.

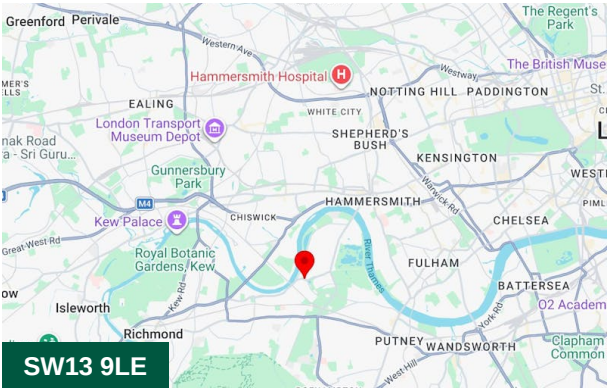
There is a good provision of shopping and food venues on the High Street. Local occupiers include independent retailers as well as national companies, generally in the food-retail or dining venue sectors, with several estate agents and other independent retailers. There are a few office units, but the area is mostly residential in nature.

## Terms

Long leasehold interest for sale.

## Viewings

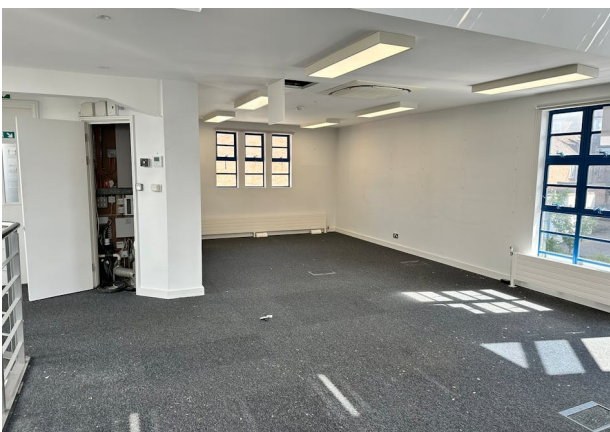
Contact Whitman & Co Commercial or our Joint Agents Michael Rogers.

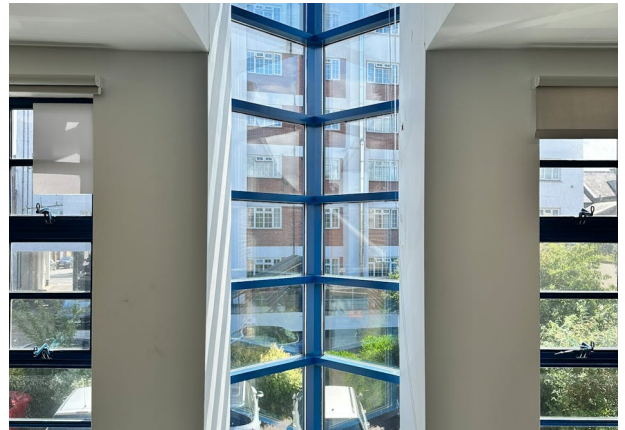


## Viewing & Further Information



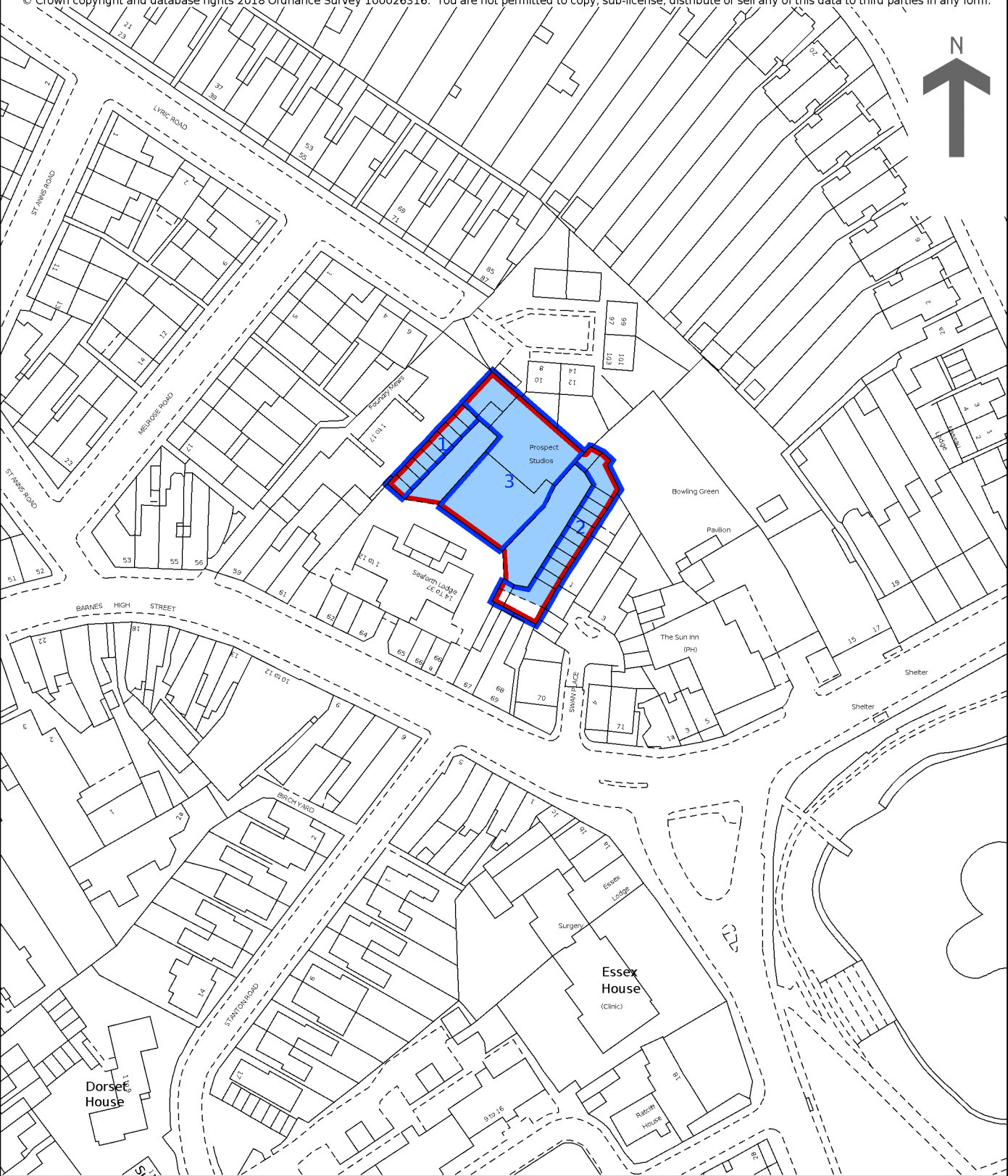
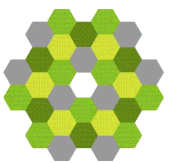
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Title number **SGL380818**  
Ordnance Survey map reference **TQ2176SE**  
Scale **1:1250**  
Administrative area **Richmond upon Thames**



**This title is dealt with by HM Land Registry, Telford Office.**