



Foundry Mews Barnes High Street Barnes SW13 9AZ

FIRST FLOOR COMMERCIAL SPACE | AVAILABLE NOW

Area: 850 FT² (79 M²)

Initial Rent: £29,750 PA



LOCATION
Barnes High St.



USE CONSENT
B1 office



WORKSTATIONS
8-12



TRAIN
4 mins walk



AVAILABILITY
Immediate



OFFICE
Open-plan



NATURAL LIGHT
Excellent



INTERNET
Hyperoptic



KITCHEN
Private



CYCLE RACKS
On-site

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Continued →
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LOCATION:

Located in the heart of Barnes, just off the High Street, situated midway between the River and the pond, Foundry Mews comprises ten commercial units set in a central, private courtyard, offering privacy but yet is close to the village amenities.

Barnes High Street, a popular residential and commercial area offers a wide range of local independent shops and restaurants including; The Depot Brasserie, recently purchased by Rick Stein, Pizza Express, Caffé Nero, M&S and Sainsbury's Local.

Barnes Bridge Station, a five minute walk provides easy access to London Waterloo (Journey time 25 minutes). Excellent local bus links.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
First Floor	850	79
TOTAL	850	79

DESCRIPTION:

First floor office situated in a secure gated mixed - use scheme with a central courtyard.

The available office (ideal workspace for up to 12 desks) is available and ready for immediate occupation.

We understand that the premises will benefit from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

LEASE:

Flexible lease terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

£4,111.50 pa. (including internet)

RATES PAYABLE:

£11,000 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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