



Foundry Mews Barnes High Street Barnes SW13 9AZ

GROUND FLOOR COMMERCIAL SPACE WITH
PRIVATE TERRACE | AVAILABLE NOW

Area: 915 FT² (85 M²)

Initial Rent: £32,000 PA



LOCATION
Barnes



TRAIN
Barnes Bridge



WORKSTATIONS
10 - 12 desks



AVAILABILITY
Immediate



ACCESS
24 hours



NATURAL LIGHT
Good



INTERNET
High speed



CYCLE RACKS
On-site



CAFÉ (S)
Barnes High St



KITCHEN
Private



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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
Ground Floor	915	85
TOTAL	915	85

DESCRIPTION:

Ground floor office with private terrace situated off Barnes High St.

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:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

£4,428.20 pa. (including internet).

RATES PAYABLE:

£11,785 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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