



## Foundry Mews Barnes High Street Barnes SW13 9AZ

FLEXIBLE COMMERCIAL SPACE

Area: 355 FT<sup>2</sup> (33 M<sup>2</sup>)

Initial Rent: £15,000 PA



LOCATION  
Barnes



AVAILABILITY  
Immediately



WORKSTATIONS  
Up to 5 desks



USE CONSENT  
Class E



NATURAL LIGHT  
Excellent



INTERNET  
High-speed  
included



CYCLE RACKS  
On-site



KITCHEN  
Private



CAFÉ (S)  
Barnes High Street



ACCESS  
24 hour



## Foundry Mews Barnes High Street Barnes SW13 9AZ

### 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 <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	355	33
TOTAL	355	33

### DESCRIPTION:

Unit 1, Foundry Mews extends to a total area of approximately 355 sq.ft. (ideal workspace for up to 5 desks).

Private kitchen and WC, polished concrete floor and exposed brickwork.

Flexible lease terms.

Available for immediate occupation.

### TENURE:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

£2,268 pa. (including internet).

### RATES PAYABLE:

Small business rate relief.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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