



## Woodlands Way Putney SW15 2SX

OFFICE TO LET PUTNEY | AVAILABLE NOW

Area: 1,757 FT<sup>2</sup> (163 M<sup>2</sup>)

Initial Rent: £60,000 PA



LOCATION  
Putney



AVAILABILITY  
Immediately



TRAIN  
Direct links into  
Waterloo



TUBE  
District line



USE CONSENT  
Class E



NATURAL LIGHT  
Good



AIR CONDITIONING  
Throughout



SHOWERS  
On-site



KITCHEN  
Private



CAFÉ (S)  
Excellent local  
spots



## Woodlands Way Putney SW15 2SX

### LOCATION:

Woodlands Way is situated just off the Upper Richmond Road, a short walk from the many transport links within Putney including East Putney Underground Station (District Line) providing direct access to the West of London and beyond. Putney Rail Station offers direct links to Waterloo.

The popular residential and commercial area benefits from excellent local pubs, restaurants and cafés along with a number of retailers including Waitrose, Sainsbury's, TK Maxx and H & M.

Nearby leisure facilities include those at Pure Gym, Putney Energie Fitness as well as Wandsworth Park.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	836	78
Lower Ground Floor	921	86
TOTAL	1,757	163

### DESCRIPTION:

2 Woodlands Way extends to a total area of approximately 1,757 sq.ft. arranged over ground and lower ground floor and is available for immediate occupation. Commercial space benefits from good natural light, private kitchen, WC's and courtyard area.

We understand that the premises benefits 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:

Upon application.

### RATES PAYABLE:

Upon application.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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