



Bentley House 4a Disraeli Road Putney SW15 2DS

COMMERCIAL BUILDING WITH PRIVATE
ENTRANCE & STORAGE & PARKING

Area: 2,956 FT² (275 M²)

Initial Rent: £95,000 PA



LOCATION
Putney



AVAILABILITY
Q1 2021



TRAIN
Putney Station



TUBE
District line



PARKING
On-site



CYCLE RACKS
On-site



USE CONSENT
Class E



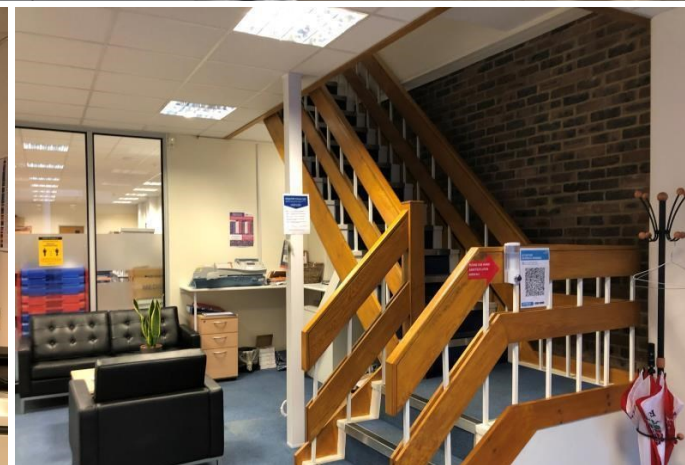
MEETING ROOMS
Private



KITCHEN
Private



GAS
On-site



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LOCATION:

Bentley House is situated within the popular and vibrant residential and commercial area located just off Putney High Street.

Excellent transport links all within a short walk from the property via Putney overground station (links towards London Waterloo) and East Putney/Putney Bridge (District Line). Santander cycle hire available opposite the commercial building. The M25, M4 and South Circular are easily reached from Disraeli Road.

A wide range of local coffee spots, restaurants and gyms including Pure Gym and CrossFit Putney are all within walking distance - ideal for a lunch time break!

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground and First Floor	2,956	275
TOTAL	2,956	275

DESCRIPTION:

The available property comprises an attractive self-contained commercial building configured over ground and first floor and extends to a total area of approximately 2,956 sq.ft, with on-site storage facilities (four car garage).

The premises are mostly open-plan space with private meeting rooms / break out areas and are available for immediate occupation.

We understand that the premises may 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:

New terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Estimated at £24,795 pa + VAT.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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