

**RUSSELL HOUSE, SPENCER COURT, 140-142 HIGH STREET,
WANDSWORTH, SW18 4JJ**



SUMMARY

- 700 sq ft (65.06 sq m)
- Ground Floor Open Plan Office in quiet setting
- To Let
- **NEW INSTRUCTION**
- Rent: £19,500 per annum exclusive

AMENITIES

- Disabled WC
- Entry phone system
- Kitchenette
- New electric heating/A/C cooling units
- Newly decorated & carpeted
- Open plan office
- Perimeter trunking

020 8547 0850

Parc House, 25-37 Cowleaze Road,
Kingston upon Thames, KT2 6DZ

www.martincampbell.co.uk



LOCATION

Centrally located on the corner of West Hill and Putney Bridge Road at the junction with Wandsworth High Street and Armoury Way. East Putney Underground Station (District Line) and Wandsworth Town mainline railway station are both located approximately half a mile from the property which is also served by numerous bus routes.

DESCRIPTION

Spencer Court comprises an attractive development of office buildings arranged around a courtyard which is relatively quiet and secluded. The available accommodation is situated on the ground floor of Russell House and comprises a self-contained, open plan office suite of approximately 700 sq ft (65.06 sq m).

ACCOMMODATION

EPC Rating: D79

FLOOR	SIZE
Spencer Court - Ground floor	700 sq ft (65.06 sq m)
Total	700 sq ft (65 sq m)

LEASE

The offices are available on a new full repairing and insuring lease for a term by arrangement outside the security of tenure and compensation provisions (Sections 24-28 inclusive) of the Landlord and Tenant Act 1954, as amended. The service charge for the year ending 24th December 2017 is estimated at £2,500, plus VAT, per annum, and the annual buildings insurance premium to 22nd September 2017 is about £250.

RENT

£19,500 per annum exclusive

RATES

The premises are listed on the Valuation Office website < www.gov.uk/correct-your-business-rates > as Offices and Premises having a Rateable Value of £9,200 payable at 46.6p in the £ (UBR 2017/2018). Full rates payable for the year ending 31st March 2018 are £4,287.20, but Nil business rates could be payable for 2017/18 providing these offices are the only business premises held. We recommend that you make your own enquiries of the Valuation Office.

VAT

VAT is applicable

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Viewing strictly by prior appointment with the agent:

James Haines
T: 020 8547 0850
E: james@martincampbell.co.uk

Crispin d'Albertanson
T: 020 8547 0850
E: crispin@martincampbell.co.uk