



Prominent E Class unit - To Let

Bentley House, 4A Disraeli Road, London, SW15 2DS

Kinleigh Folkard & Hayward



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Location

The property is prominently positioned just off the thriving Putney High Street and benefits from excellent transport links. The unit is just a 1-minute walk from Putney station and under 10 minutes from East Putney station, which provides access to the district line and majority of London. Putney High Street also provides access to various bus routes which gives access to areas such as Putney Bridge, South Kensington, and Fulham. The unit is surrounded by multiple successful retailers including Tesco Express, Greggs and Pure Gym.

Description

The subject property consists of a characterful unit in the heart of Putney over the ground and first floor only and is adjacent to the Putney library.

Size

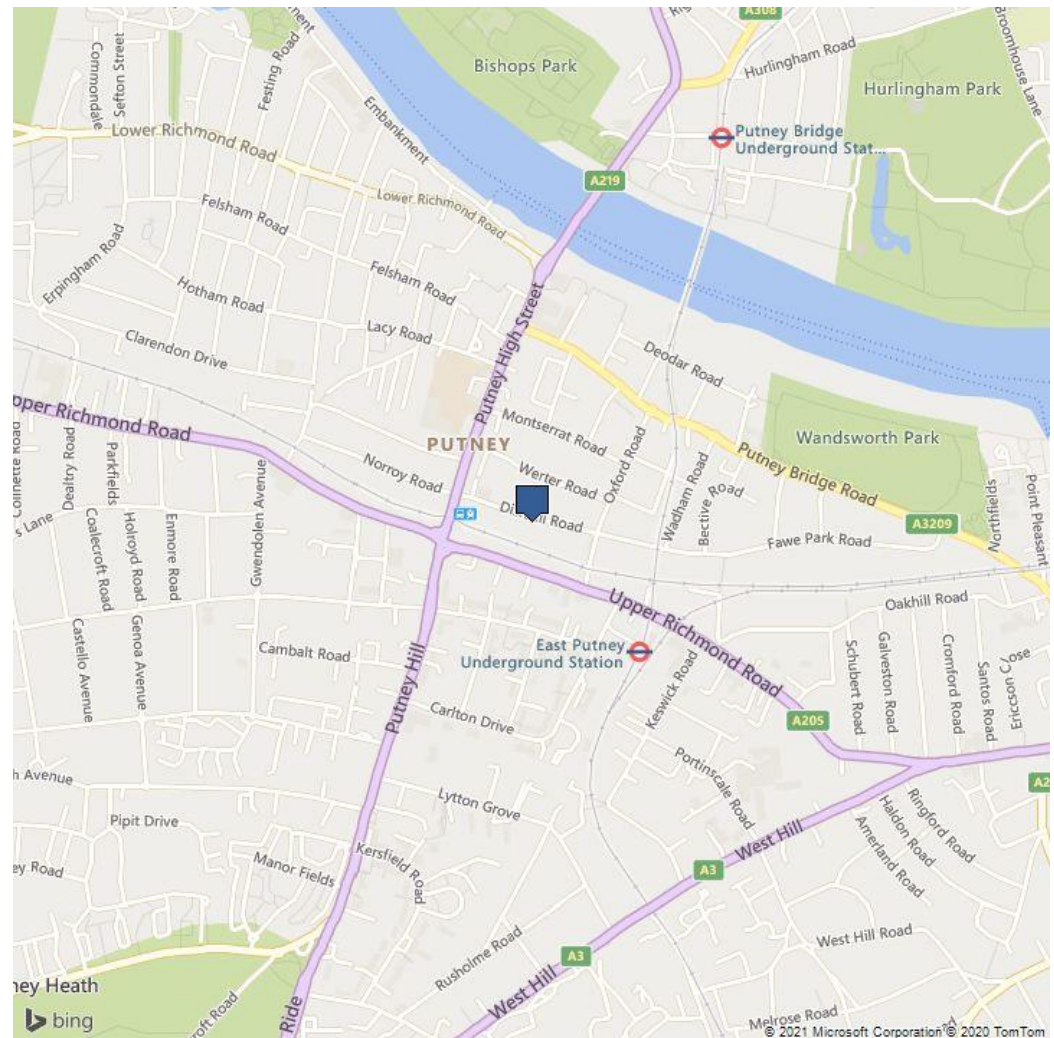
Section	sq ft	sq m
Ground Floor	928.39	86.25
First Floor	2,027.60	188.37
Total	2,955.99	274.62

Rent

£95,000 per annum exclusive.
We understand that VAT is applicable.

Lease Terms

New FRI lease for a term to be agreed.



South West and West London

KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



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Features

- Private Entrance
- On-site Parking
- On-site Storage
- Open Plan
- Private meeting rooms
- Private kitchen & WC's

Business Rates

We have been advised that as of the 1st April 2017 the rateable value is £50,500 per annum. Rates payable are in the region of £24,795 per annum, we would strongly advise any interested parties to discuss this with the local council for a precise figure.

EPC

Available Upon Request

Viewing

Strictly by:

Kinleigh Folkard and Hayward & Houston Lawrence

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