

Tileman House

133 Upper Richmond Road, SW15 2TL

"Fitted-Out" Office to Let

Part 1st Floor – 4,496 sq ft



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Location

Tileman House is situated on Upper Richmond Road in the south London suburb of Putney, a commercial and residential area close to Putney Station which provides a regular direct service to Clapham Junction and London Waterloo. East Putney underground station is a short walk down Upper Richmond Road and is served by the District line. Road connectivity is excellent, located 1 mile from the A3, which connects to London and 13 miles from Junction 9 of the M25.

The office is just a few minutes' walk from the town's major retailers, restaurants and cafes including Pret a Manger, Nando's, Bill's and Pizza Express. PureGym is opposite Tileman House.

Description

Tileman House is part of a mixed development which was completed in 2016. The first floor provides 15,000 sq ft office space with cycle storage located in the basement and a ground floor reception area.

The available space is fully fitted out and ready for occupation, as illustrated in the images of the office on the following pages. The space provides 4,496 sq ft traditional workspace with offices overlooking Upper Richmond Road.

Meeting rooms, offices, reception, cabling and services, a large kitchen and breakout area are also provided within the suite.

W/Cs are within the communal area of the building.

Specification

- Exposed ceilings
- Feature LED Lighting
- VRV ceiling-mounted air conditioning
- Raised access floors
- Kitchen
- Showers and cycle storage
- Communications room



Lease

The space is available by way of sub lease or assignment from the existing for terms to be agreed. The existing lease expires in August 2026 and there is a tenant only break option in August 2021.

Alternatively, the space could be made available by way of a new lease direct from the landlord, subject to separate negotiations.

Accommodation

Floor	Use	Area (sq. ft.)	Area (sq. m.)
1 st	Office	4,496	417.6

Rent

Quoting terms available on request.

Rates & Service Charge

Service Charge - £4.62 per sq ft (Est.)
Business rates - £11.02 per sq ft (Est.)

VAT

VAT is excluded from all quoted figures.

Viewing - strictly by appointment through Savills

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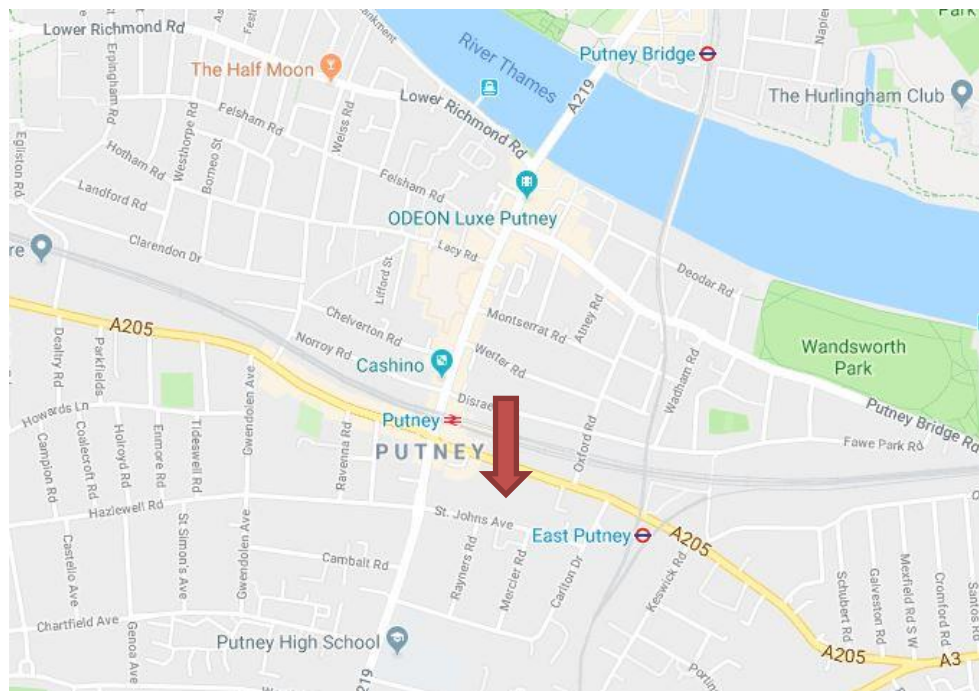
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Location Plan



Floor Plan



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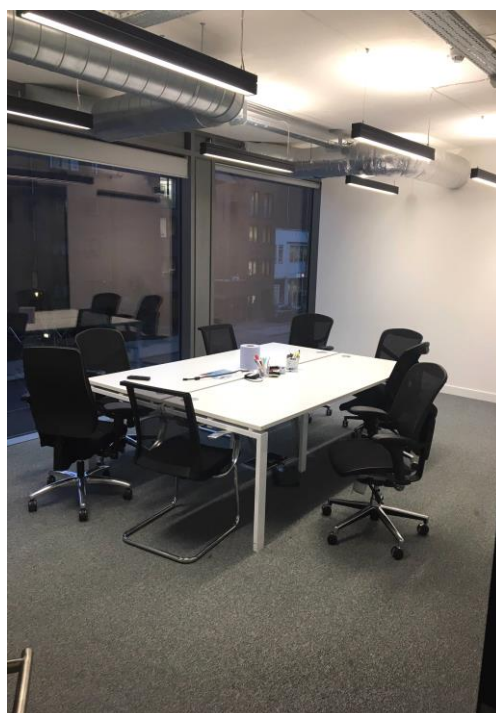
First Floor – Photos



Kitchen



Open Plan Office



Meeting Room

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