

**TO LET – 1st FLOOR OFFICES. STUNNING VIEWS
OVER THE RIVER THAMES. ON-SITE CAR PARKING.**

VOKINS
CHARTERED SURVEYORS
020 8400 9000
www.vokins.co.uk

**f featherstone
leigh**
020 8332 2707



UNIT 13, TIDEWAY YARD
125 Mortlake High Street, Barnes
SW14 8SN

1,022 SQ. FT.
(94.9 SQ.M.)

* Red outline is for indicative purposes only

Location

Situated within the London Borough of Richmond upon Thames, Mortlake is an established, attractive and desirable south west London location. It is situated approximately 6 miles from central London and is bounded by Chiswick to the north, East Sheen to the south, Barnes to the east and Richmond to the west.

Serviced by 2 railway stations with Barnes Bridge being the closest (approx. 3 minutes' walk). Excellent road links are provided via the A316, M3 & M4.

There are comprehensive local amenities with Sainsbury's Local on the opposite corner and an array of cafes, pubs and restaurants, along with several green areas to sit and enjoy, with the draw of the riverbank with views of the Thames.



Barnes Bridge (British Rail)	0.3 miles
Mortlake (British Rail)	0.3 miles
Chiswick (British Rail)	1.2 miles



M4 - Junction 1 (Chiswick)	2.9 miles
Central London	8.6 miles
Heathrow Airport	9.2 miles



RIVER THAMES



Barnes



BARNES BRIDGE



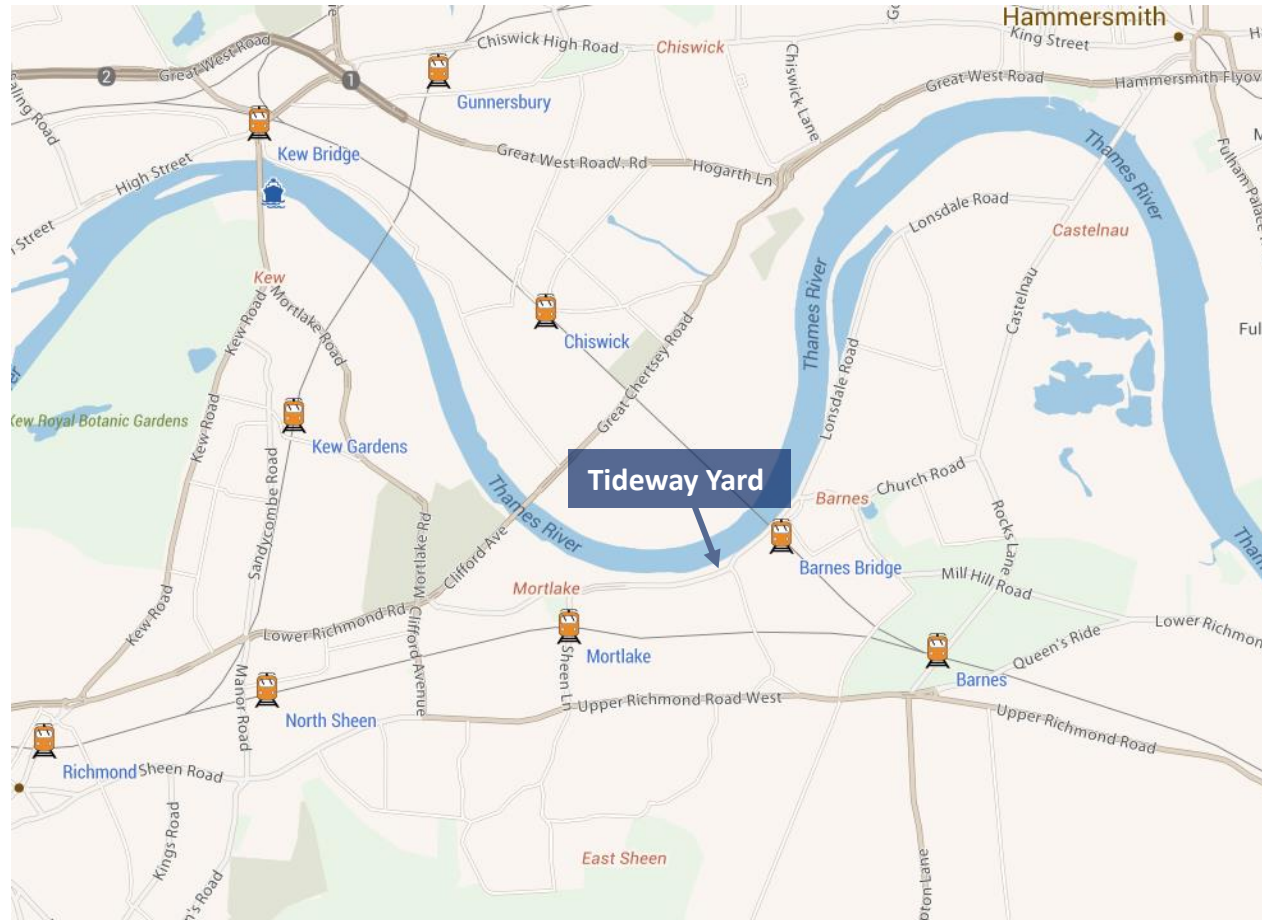
Lick Stein

the
COACH & HORSES



Barnes

Virgin
active





The Property

The office space is located within Tideway Yard, an attractive period courtyard which was formerly used as a coach house and steam engine shed.

Lease

An assignment, or a new underlease is available for the residue of the lease term until 2nd April 2023 outside the 1954 Landlord Tenant Act (Part II) as amended at a rental of **£33,000 per annum exclusive** (£32.28 per sq. ft.).

Alternatively a new lease may be available.

VAT

The property is registered for VAT, which applies in addition.

Amenities

The unit will provide the following: -

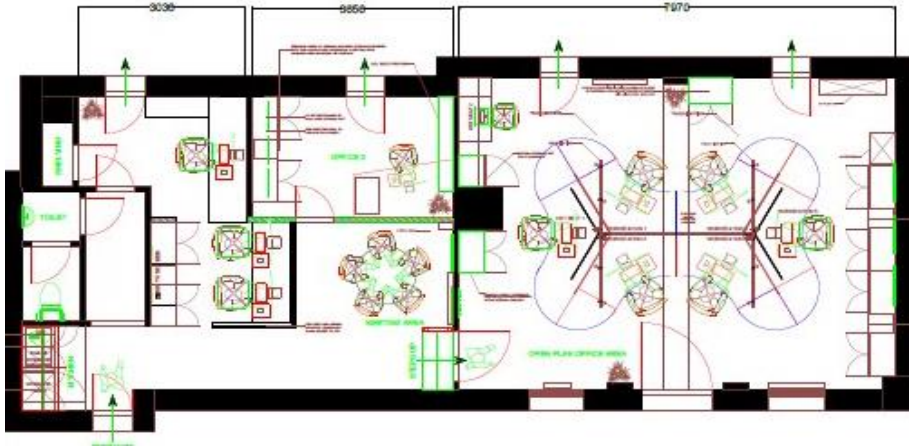
- Ready for immediate occupation
- Available with furniture if required
- Spot lighting
- CAT 6 ethernet cabling
- Wooden flooring
- 2 dedicated parking spaces (£75 per month each)
- Excellent local amenities
- Close to Barnes Bridge & Mortlake Railway Station



Accommodation

On a gross internal basis, the available floor area of space equates to approximately: -

Unit	Size (Sq. ft.)	Size (Sq. m.)
13	1,022	94.9



The office is arranged into 4 principal areas with the following approximate dimensions:

- Main Office 26'3" x 19'3" with balconies onto the river External Office 18'2" x 11'
- Private Office 11'8" x 7'7" with balcony onto river
- Private Office 10'9" x 7'6" with balcony onto river
- Kitchen & Separate W.C

Service charge / Insurance

Approx. £1,487 per quarter.

EPC

Rating: D (97)

Certificate available upon request.

Business Rates

Interested parties should make their own enquiries - London Borough of Richmond upon Thames.

Legal costs

Each party is to bear their own legal costs.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Contact

For further information or viewings:



John Vokins
j.vokins@vokins.co.uk
020 8400 9000

Patricia Hasmasan
p.hasmasan@vokins.co.uk
020 8400 8898



Andrew Weeks
aweeks@flcproperty.co.uk
020 8332 2662