

Arches 10/10A  
Deodar Road  
Putney  
London  
SW15 2NG



**TO LET - B1/B8 Opportunity**

1,118 sq ft (103 sq m)



## Location

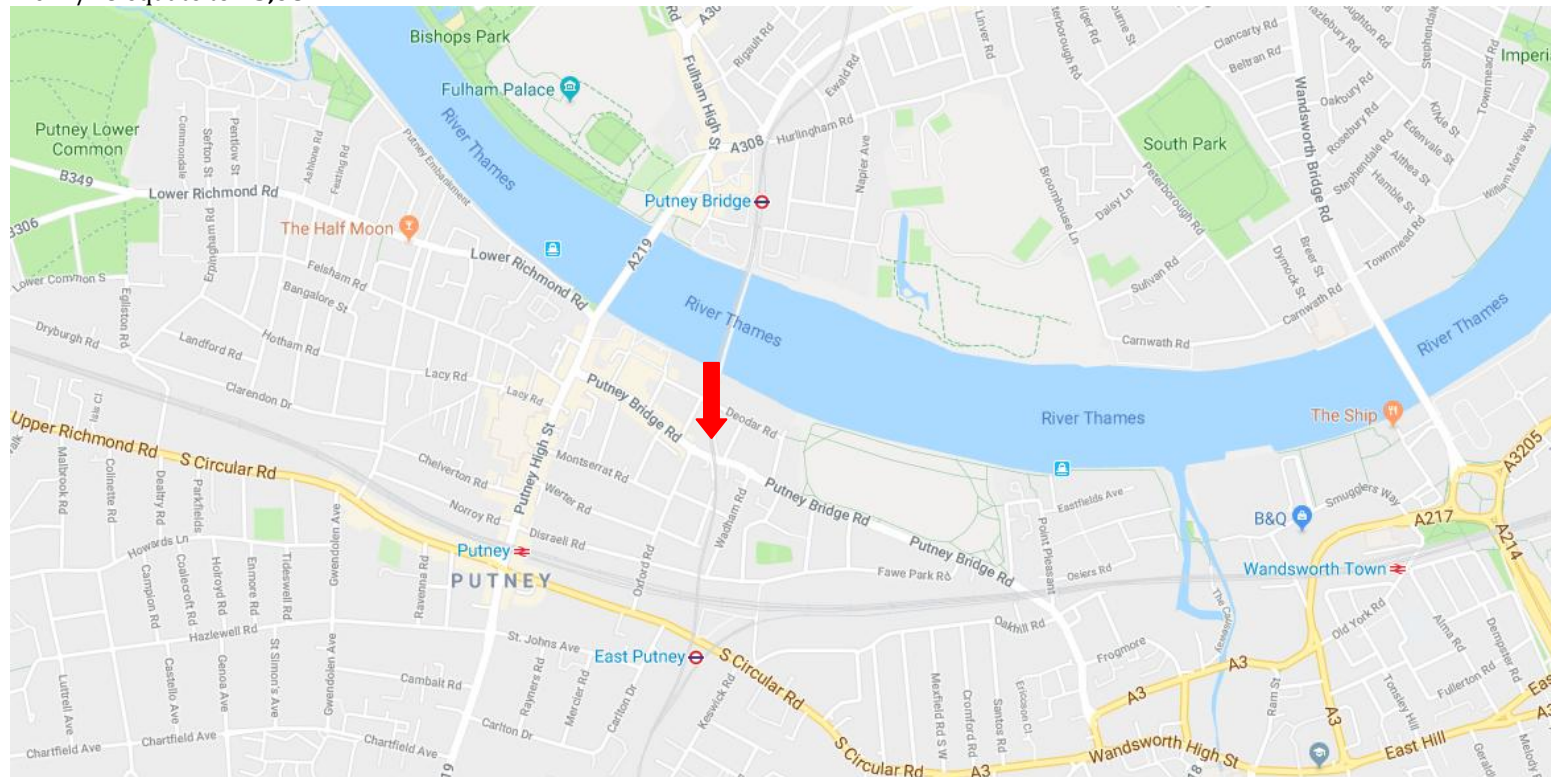
The property is located on the north side off Putney Bridge Road, towards Putney High Street in South West London. The A3 and South Circular Road are a short distance to the south of the property providing direct links to both the M4 and M25 motorways. The area is well served with public transport with a number of bus routes passing the property. Putney mainline station is located approximately 10 minutes walk to the south west, with Putney Bridge and East Putney (London Underground Station District Line) also within walking distance.

## Floor Areas - GIA

Arches	Sq ft	Sq m
10	842	78
10A	276	25
<b>Total</b>	<b>1,118</b>	<b>103</b>

## Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value is **£10,500**. The rates payable for 2017/18 equate to **£5,082**.



## Description

The property was previously used as a workshop with ancillary office accommodation. Arch 10A has an internal electric shutter with wooden glazed frontage and under floor heating. Arch 10 is unlined and benefits from the following amenities:

- 3 Phase Power
- Concrete Floor
- Dual access
- Shared Yard Space with communal W/C's
- Height of 5.13m

## Terms

A new full repairing and insuring lease is available directly from the landlord on terms to be agreed. Offers are invited in excess of **£22,000 per annum**. Subject to Contract.

## Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property January 2018.

## Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

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