



## Offices to Let

1,022 - 4,370 sq ft

First Floor  
153-159 Putney High Street  
SW15 1RX

### Rent

£42.50 per sq ft

### Service Charge

£5.00 per sq ft (estimate)

### Rates Payable

To be assessed

- \* Available by way of a new flexible lease direct from the landlord
- \* Creative warehouse style fitout proposed
- \* Available from January 2022
- \* New build offices
- \* Ground floor bike storage and showers
- \* 1 minute walk from Putney Mainline Station and within 5 minutes from East Putney Underground Station

OFFICE SPACE TO LET

# OVERVIEW

## Location

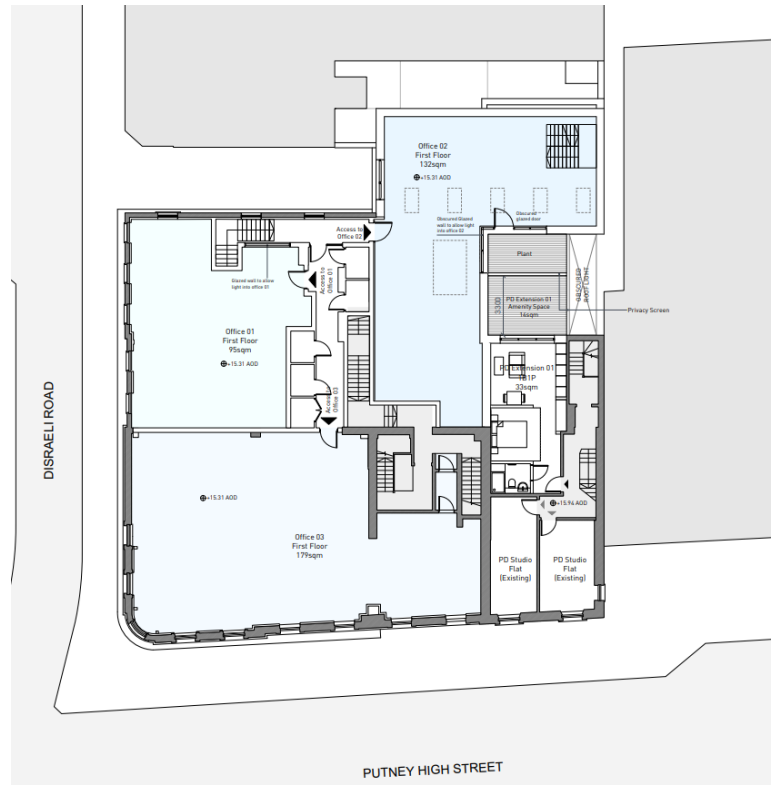
The building is located on the corner of Putney High Street and Disraeli Road. The area is well connected within a 1 minute walk from Putney Overground station and a 5 minute walk from East Putney Underground. There is a wealth of local eating and drinking establishments on the high street which make it a popular office location.

## Description

The office space is on the first floor of a newly developed mixed use building. The three individual office suits can be let together or separately. The office space proposed will provide an open plan creative warehouse style fitout and shower facilities. This will include new air conditioning and modern LED lighting.

## Features Proposed Include:

- Exposed brick in some areas
- Raised floor with choice of carpet or wood flooring
- Exposed steel columns
- Exposed services and plastered ceilings
- LED suspended lighting



## Lease Terms

New flexible leases direct from the landlord.

