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**HARRIS-TAYLOR**  
COMMERCIAL

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Winter 2010

**135C Sheen Lane, East Sheen, London SW14 8AE 1,367sq ft**  
**For Sale Freehold or To Let from £16.50 psf!**  
**\* Extensively Refurbished \* Four Car Parking Spaces**

We are instructed to dispose of this attractive office building in the centre of Sheen where our clients are inviting **offers in the region of £342,500 (£250 psf)** for the **freehold**.

Alternatively they will grant a full repairing and insuring lease for a minimum term of 5 years or longer, contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended, on the following terms:

1 <sup>st</sup> year	£22,500 pa exclusive
2 <sup>nd</sup> year	£24,000 pa exclusive
3 <sup>rd</sup> year	£25,400 pa exclusive
4 <sup>th</sup> year	£27,250 pa exclusive
5 <sup>th</sup> year	£28,250 pa exclusive

Marketing brochure attached.

Please contact Melvyn Harris-Taylor to arrange an inspection.

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**SUBJECT TO CONTRACT**  
**EXCLUSIVE OF VAT**  
**IF APPLICABLE**

**Misrepresentation Act 1967:** Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, and do not constitute, nor constitute part of, an offer or Contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No representation or warranty is given whatever in relation to this property.

**Finance Act 1989:** Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

**Property Misdescriptions Act 1991:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.