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HARRIS-TAYLOR
COMMERCIAL

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**** REVISED DETAILS**

**** RENT £20.40 PSF**

**SUPERB SELF-CONTAINED OFFICE BUILDING
TO LET 1,125 SQ FT (104.5 M2) WITH CAR PARKING
UNIT 4 ST GEORGE'S COURT
131 PUTNEY BRIDGE ROAD, LONDON SW15 2PA**



Location

St. George's Court is an attractive terraced office development located off the south side of Putney Bridge Road (A3209) one of the principal traffic routes connecting Putney with Wandsworth, where it links up with the A3 and A205 South Circular Road.

Wandsworth Park faces the entrance to the development, whilst the shops, restaurants and leisure facilities of Putney town centre, Putney Station and East Putney Underground Station (District line) are within walking distance.

Accommodation

This two storey building is served by gas-fired central heating and benefits from wood strip flooring, security alarm, wooden window shutters, kitchenette, separate male and female wc's, suspended ceiling with recessed lighting (ground floor) and at least 2 on site car parking spaces. Each floor offers good open plan space with the first floor providing excellent floor to ceiling height into the pitched roof.

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

- a) 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.
- b) 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.
- c) 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.

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-2-

Unit 4 St. George's Court, 131 Putney Bridge Road,
London SW15 2PA (contd.)

Accommodation (contd.)

The net useable floor area is arranged as follows:

Ground floor	565 sq ft	52.50 m ²	
First floor	<u>560 sq ft</u>	<u>52.00 m²</u>	plus two wc's
Total	1,125 sq ft	104.50 m ²	

Terms

A new lease will be granted on full repairing and insuring terms outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended for five years or longer subject to periodic rent reviews at a rent of £22,950 pa exclusive.

Rating

Rateable Value £22,250 (according to the Valuation Office Agency website).
Rates payable 2012- 2013 £10,012.50 pa (estimated - interested parties to check).

Service Charge

To be assessed

Legal Costs

Each party to bear its own legal costs

Viewing

Strictly by prior appointment through Sole Agents

Harris-Taylor Commercial
020 8563 9333/ 07885 802497

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April 2012

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