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HARRIS-TAYLOR
COMMERCIAL

29 Melville Road, Barnes
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www.harris-taylor.co.uk

**** REVISED DETAILS**

**** ONLY £14.95 psf !**

ATTRACTIVE NEWLY REFURBISHED ECONOMIC

1ST FLOOR OFFICES WITH CAR PARKING TO LET

UNIT 9 RIVER REACH BUSINESS PARK, 1 GARTONS WAY

BATTERSEA, LONDON SW11 3SX

1,080 SQ FT (100 M2) APPROX



Location

This modern business park lies opposite Plantation Wharf close to the York Road intersection with Wandsworth Roundabout and Wandsworth Bridge (A217) within a few minutes drive of Clapham Junction Station. Nearby are Hotel Verta, Travelodge Hotel, Battersea Heliport, Homebase, Gazette Brasserie and major new luxury residential schemes including Battersea Reach, Oyster Wharf and Falcon Wharf.

Accommodation

This comprises a self-contained newly refurbished open plan 1st floor office unit of 1,080sq ft (100 m2). Amenities include new wood strip flooring, kitchenette, suspended ceiling with recessed lighting, independent gas-fired central heating, wc and one car parking space.

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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Unit 9 River Reach Business Park, 1 Gartons Way, Battersea,
London SW11 3SX (contd.)

Terms

A new lease will be granted for a term by arrangement up to 5 years outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended at a rent of £16,150 pa exclusive (£14.95 psf).

Rating

Estimated Rates Payable £6,500 pa (2012 - 2013)

Service Charge

Estimated £1,250 pa

Legal Costs

Each party to bear its own legal costs

Viewing

Strictly by appointment only through Sole Agents

Harris-Taylor Commercial

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SUBJECT TO CONTRACT
EXCLUSIVE OF VAT
IF APPLICABLE

Check out our website for some of our latest instructions and deals –

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April 2012

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