



## 44 High Street, Barnes SW13 9LN

### TO LET

Area: 700 sq ft (65M<sup>2</sup>) | Rent: |



**Area**

Approximately 700  
sq ft



**Kitchen**

Kitchenette



**Natural Light**

Good natural light



**Location**

Central to Barnes  
Village

#### LOCATION:

Barnes is a highly affluent area within the borough of Richmond Upon Thames in South West London. Conveniently located equidistant from the M4 via Chiswick and the A3 via Roehampton the town also benefits from direct rail links to Waterloo from Barnes and Barnes Bridge Stations. The property is situated in the heart of Barnes Village, moments from Barnes Pond and the Riverside. Local amenities include: Caffe Nero, Marks & Spencer and Sainsbury's.

[www.stirlingshaw.co.uk](http://www.stirlingshaw.co.uk)



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### DESCRIPTION:

The suite is arranged at ground floor level providing 700 sq ft of office space with a private meeting room and with the added benefit of electric heating, perimeter trunking, CAT 3 lighting, a kitchenette and DDA compliant WC, with quality flooring and finishes throughout.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Ground Floor	700	65
<b>TOTAL</b>	<b>700 sqft</b>	<b>65 sqm</b>

### AMENITIES:

- Private meeting room
- CAT 3 lighting
- WC facilities
- Perimeter trunking
- Kitchenette
- Good natural light

**LEASE:** A new lease offered, the terms of which are to be agreed.

<b>RENT:</b>		<b>VAT:</b>	Applicable.
<b>SERVICE CHARGE:</b>	Upon application.	<b>RATES PAYABLE:</b>	According to the VOA the rateable value is £15,750.
<b>EPC:</b>	Available upon request.	<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.

### CONTACT:



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