



## 26 Priests Bridge, Barnes SW14 8TA

### TO LET

Area: (75M<sup>2</sup>) | Rent: Upon Application |



**24 Hour Access**  
24 Access Available



**Bike Rack**  
On Site Secure Bike Racks



**Natural Light**  
Excellent Natural Light



**Train**  
Excellent Local Train Services

#### LOCATION:

Barnes is an affluent part of West London located along the River Thames, some 6 miles from Central London and is home to the London Wetland Centre and a number of exclusive restaurants, pubs and boutiques. The property is situated on Priests Bridge, close to its junction with Upper Richmond Road West.

Nearby train stations include Barnes and Mortlake Stations.

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



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### DESCRIPTION:

The property comprises approximately 807sq ft (75 Sq M) of brand new offices / Class E accommodation. The property will be finished to shell & core with a variety of fitout packages available. It benefits from excellent natural light and exclusive use of a balcony area, which provides external amenity space.

### FLOOR AREA:

FLOOR	AREA SQFT	AREA SQM
Building Area	807	75
<b>TOTAL</b>	<b>807 sqft</b>	<b>75 sqm</b>

### AMENITIES:

- Purpose Build Offices / Class E
- Available Summer 2025
- 807 sqft
- To Let
- Excellent Natural light
- Flexible Lease terms

**LEASE:** The property is being offered on a New 5 year lease. Flexible lease terms will be considered

**RENT:** Upon Application      **VAT:** VAT is applicable

**SERVICE CHARGE:** TBC      **RATES PAYABLE:** Awaiting Assessment

**EPC:** Available upon request.      **LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:



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