



26 Priests Bridge, Barnes SW14 8TA

TO LET

Area: (75M²) | 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 Briidge, close to its junction with Upper Richmond Road West.

Nearby train stations include Barnes and Mortlake Stations.

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lisrepresentation Act 1967 – Stirling Shaw Ltd for themselves and for the ors of this property, whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and ers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or othe tails are given without responsibility and any intending purch to the correctness of each of them. 3. No person in the employment of Sterling Shaw Ltd Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V respect of any transaction. 4. All information and correspondence is Subject To Contract nent of Sterling Shaw Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Finance Act 1989 ve of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in



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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
TOTAL	807 sqft	75 sqm

AMENITIES:

- Purpose Build Offices / Class E
- Available Summer 2025807 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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