



Prominent E Class unit - To Let

Bentley House, 4A Disraeli Road, London, SW15 2DS

Kinleigh Folkard & Hayward



Kinleigh Folkard & Hayward

Location

The property is prominently positioned just off the thriving Putney High Street and benefits from excellent transport links. The unit is just a 1-minute walk from Putney station and under 10 minutes from East Putney station, which provides access to the district line and majority of London. Putney High Street also provides access to various bus routes which gives access to areas such as Putney Bridge, South Kensington, and Fulham. The unit is surrounded by multiple successful retailers including Tesco Express, Greggs and Pure Gym.

Description

The subject property consists of a characterful unit in the heart of Putney over the ground and first floor only and is adjacent to the Putney library.

Size

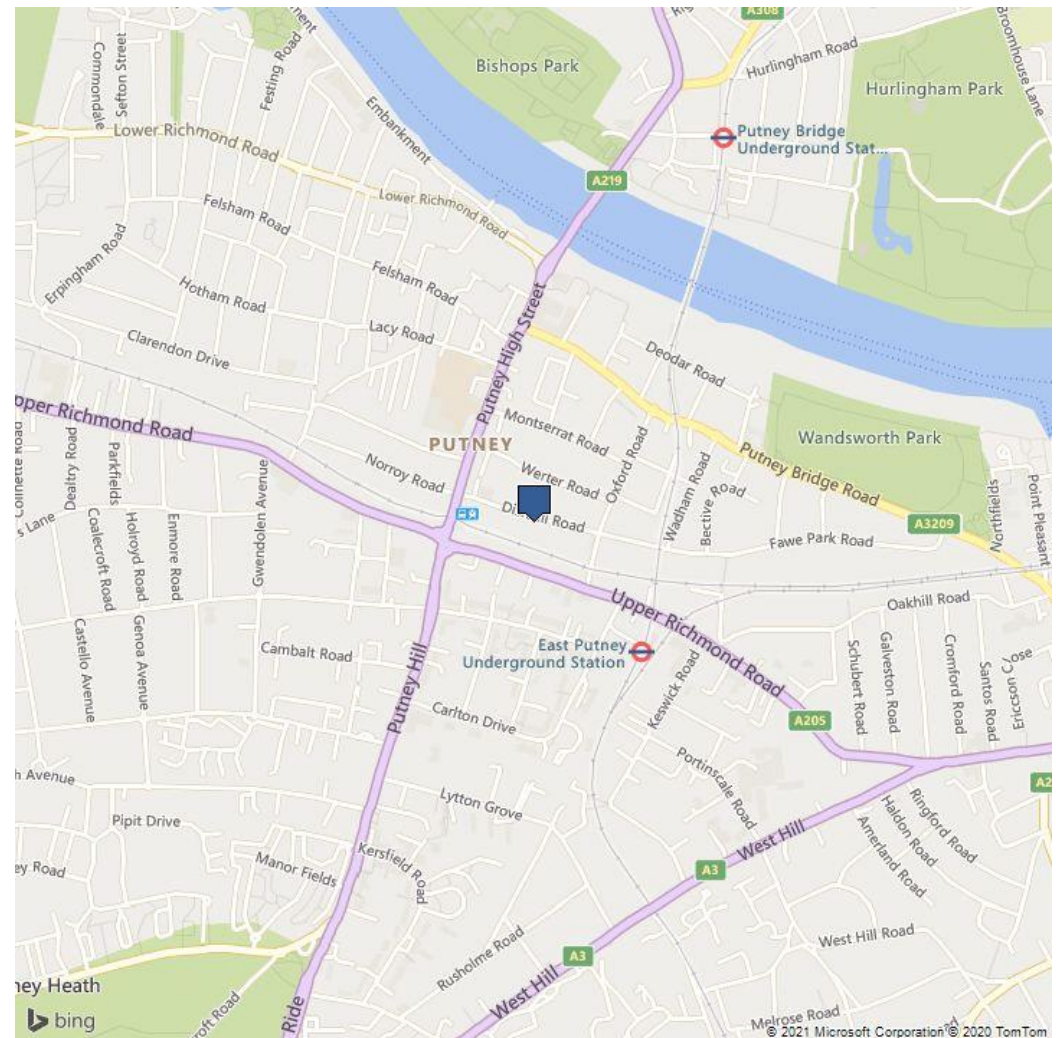
Section	sq ft	sq m
Ground Floor	928.39	86.25
First Floor	2,027.60	188.37
Total	2,955.99	274.62

Rent

£95,000 per annum exclusive.
We understand that VAT is applicable.

Lease Terms

New FRI lease for a term to be agreed.



South West and West London

KFH House
5 Compton Road
London SW19 7QA
T 020 8739 2090

Central and South East London

KFH London Bridge
44-48 Borough High Street
London SE1 1XB
T 020 7993 0750



Kinleigh Folkard & Hayward

Features

- Private Entrance
- On-site Parking
- On-site Storage
- Open Plan
- Private meeting rooms
- Private kitchen & WC's

Business Rates

We have been advised that as of the 1st April 2017 the rateable value is £50,500 per annum. Rates payable are in the region of £24,795 per annum, we would strongly advise any interested parties to discuss this with the local council for a precise figure.

EPC

Available Upon Request

Viewing

Strictly by:

Kinleigh Folkard and Hayward & Houston Lawrence

Contact: Hector Nelson

T 0208 739 2089

E hnelson@kfh.co.uk

Contact: Leo Marmion

T 0208 739 2071

E lmarmion@kfh.co.uk

www.kfh.co.uk/commercial-property

Contact: Chris Jago

T 0207 801 9023

E chris.jago@houstonlawrence.co.uk

DISCLAIMER: All areas are approximate and measured in according with RICS Code of measuring practice 6th edition. The building may present anomalies in relation to survey/drawn plans. This information must not be relied upon to form the basis of any offer or contract. Kinleigh Folkard & Hayward for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers, Lessees and Assignees and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees, Assignees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Kinleigh Folkard & Hayward has any authority to make any representation or warranty whatsoever in relation to this property. Subject to contract.

Our commercial property services include:

- | | | | |
|---------------|---------------|----------------------|----------------------------------|
| - Investment | - Acquisition | - Leisure | - Rent Review |
| - Development | - Office | - DI | - Commercial Property Management |
| - Agency | - Retail | - Valuation Services | - Building Consultancy |
| - Disposal | - Industrial | - Lease Renewals | |

