

**LEWIS
& CO**



31 RUVIGNY GARDENS, PUTNEY

LONDON, SW15 1JR

STUNNING FULLY FITTED FLEXIBLE OFFICE SPACE

952 - 2,257 SQ FT



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DESCRIPTION

The property comprises a spectacular office, offering expansive and voluminous interiors. The accommodation benefits from meeting rooms, kitchenettes and private WCs, and is fully fitted to provide a plug-and-play solution. Available on flexible all inclusive licences for 12 months or more

LOCATION

Situated in the heart of Putney, one of South West London's most established and sought after business and residential districts.

The property benefits from excellent connectivity, with Putney Mainline Station (Waterloo in approx. 15 minutes) and East Putney Underground Station (District Line) both within easy walking distance. The A3 is also readily accessible, providing direct routes into Central London and out towards the M25 and national motorway network.

The immediate area offers a vibrant mix of cafés, restaurants, gyms and local amenities along Lower Richmond Road and Putney High Street.

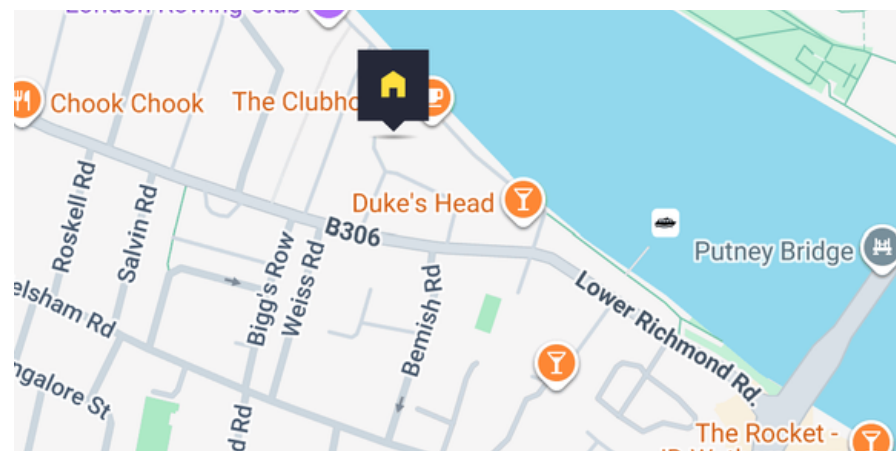
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SPECIFICATION

- Beautifully designed and fitted
- Excellent natural daylight
- Air conditioned
- Plug and play
- c.10 minutes walk to East Putney and Putney Bridge Underground Stations.
- ALL INCLUSIVE RENTS

FLOOR AREAS

Floor	sq ft	sq m
Ground	952	88
First	1,305	121
Total	2,257	209



TERMS

New annual licenses available, or longer leases on terms to be agreed.

EPC

B(40)

INCLUSIVE RENT

Ground - **£4,000 per month**
First - **£6,000 per month**

VAT

The property is elected for VAT.

RATES

Included in the rent.

SERVICE CHARGE

Included in the rent.

VIEWING

Strictly by appointment through the sole agents.

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