

**LEWIS
& CO**



31 RUVIGNY GARDENS, PUTNEY

LONDON, SW15 1JR

STUNNING FLEXIBLE OFFICE SPACE

821 - 3,451 SQ FT



31 RUVIGNY GARDENS

PUTNEY, LONDON, SW15 1JR.



DESCRIPTION

The property comprises a spectacular office arranged over three floors, 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. It offers flexibility to be taken as a whole or on a floor by floor basis.

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.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled February 2026.

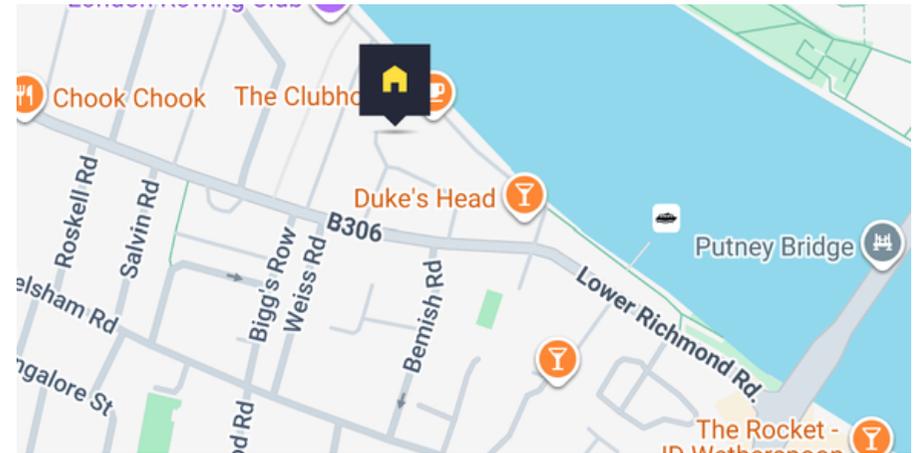
SPECIFICATION

- Beautifully designed and fitted
- Excellent natural daylight
- Private kitchens & WC/showers
- Air conditioned
- Plug and play
- Second floor terraces
- c.10 minutes walk to East Putney and Putney Bridge Underground Stations.

FLOOR AREAS

Floor	sq ft	sq m
Ground	952	88
First	1,305	121
Second	821	76
Total	3,078	285

NB: If taken as a whole, there is a ground floor reception of 373 sq ft to be included.



TERMS

New leases available on terms to be agreed.

EPC

B(40)

RENT

Ground & First - £45 psf
Second - £47.50 psf

VAT

The property is elected for VAT.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

TBC

VIEWING

Strictly by appointment through the joint sole agents.

ALEX LEWIS

alex@lewisco.co.uk
mob: 07815 788 825

BILLY WRIGHT

billy@lewisco.co.uk
mob: 07791 997399

020 3940 5561

WWW.LEWISCO.CO.UK