

LEWIS  
&CO

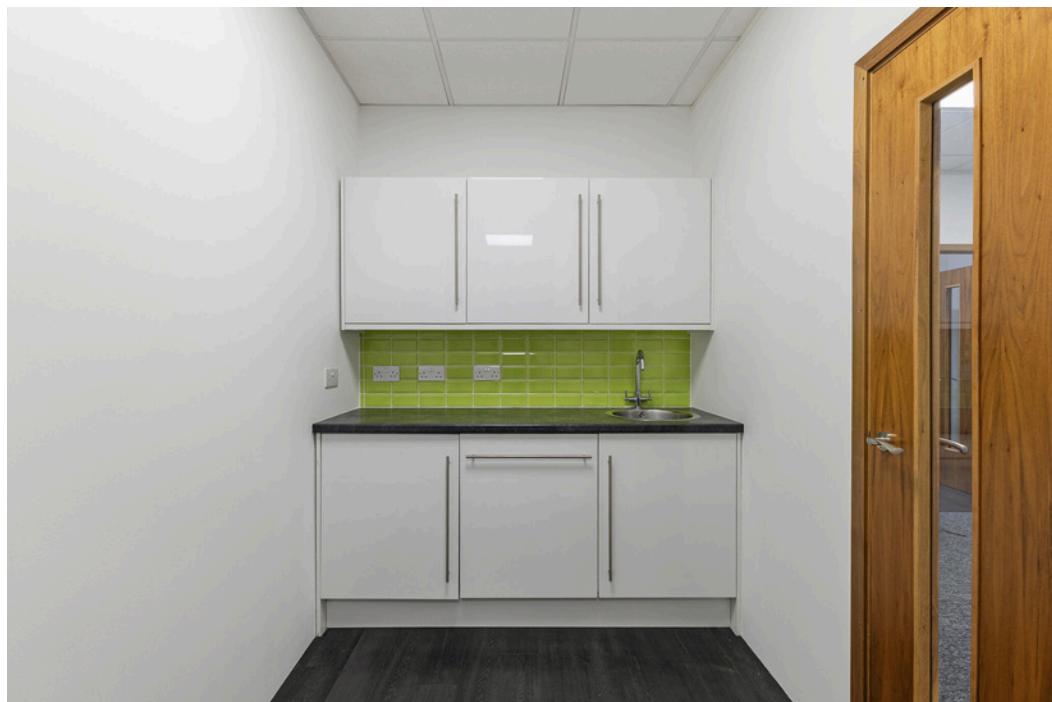


STUDIO 1, 118 PUTNEY BRIDGE ROAD

PUTNEY, LONDON, SW15 2NQ

GROUND FLOOR OFFICE TO LET

897 SQ FT



**STUDIO 1**  
**118 PUTNEY BRIDGE ROAD**  
**PUTNEY, LONDON, SW15 2NQ.**

**LEWIS**  
**&CO**

## DESCRIPTION

The property comprises a newly refurbished ground floor office suite that benefits from its own private entrance and a high quality specification, including a private meeting room, kitchen and WCs, air conditioning, a separate storage room and the option of on site car parking.

## LOCATION

118 Putney Bridge Road occupies a prominent position on Putney Bridge Road, close to Putney High Street, Putney Bridge and Wandsworth Park.

The location benefits from excellent public transport connectivity, with Putney Bridge Underground Station (District Line) and Putney mainline station within easy reach, providing direct links to the West End and the City. Putney's extensive retail, café and restaurant amenities are nearby, and the A3 is readily accessible for routes to central London and the M25.

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## SPECIFICATION

- Newly refurbished
- Excellent natural daylight
- Private kitchen & WCs
- Air conditioned
- Car Parking available
- Alarm
- c.10 minutes walk to East Putney and Putney Bridge Underground Stations.
- Next to Wandsworth Park

## FLOOR AREAS

Floor	sq ft	sq m
<b>Ground</b>	<b>897</b>	<b>83</b>
<b>Total</b>	<b>897</b>	<b>83</b>



## TERMS

A new lease is available on terms to be agreed.

## EPC

TBC

## RENT

£35,000 per annum.

## VAT

The property is elected for VAT.

## RATES

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

## SERVICE CHARGE

On application.

## VIEWING

Strictly by appointment through the joint sole agents.

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