

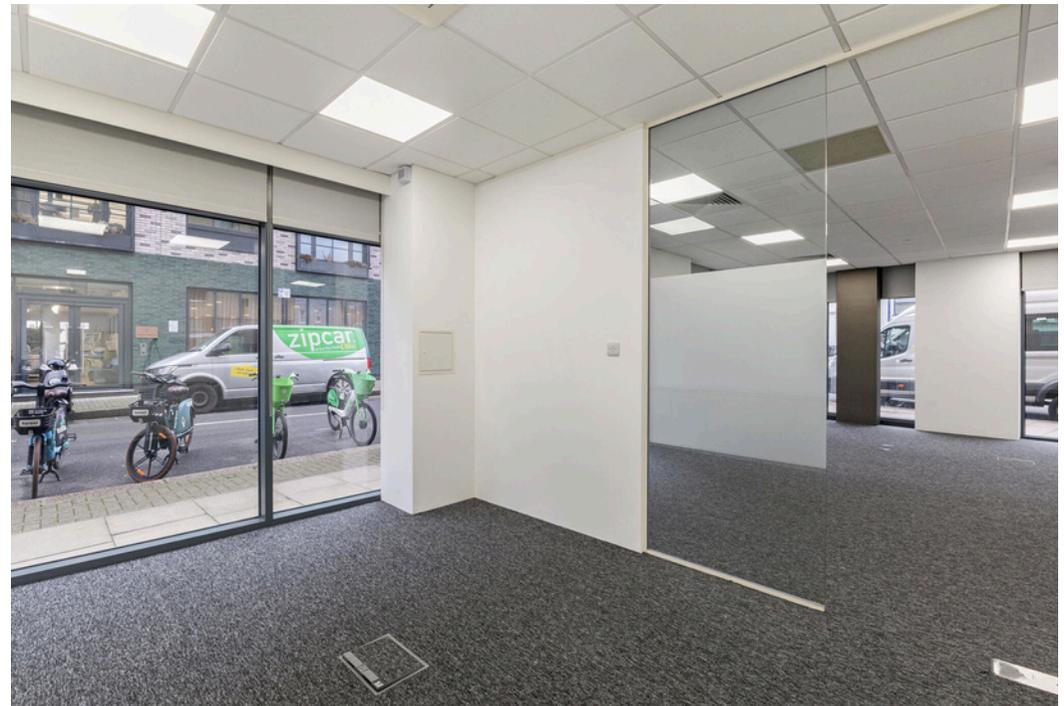
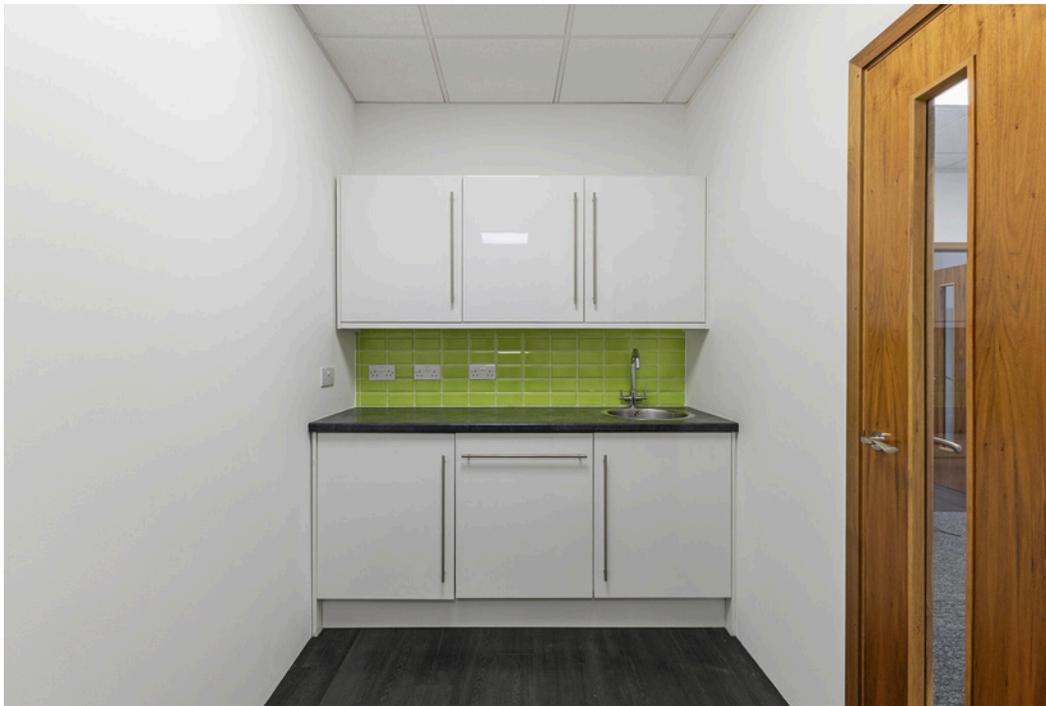


UNIT 1, 118 PUTNEY BRIDGE ROAD

PUTNEY, LONDON, SW15 2NQ

**GROUND FLOOR OFFICE TO LET**

**897 SQ FT**



**UNIT 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 one secure on site car parking space.

## 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.

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 January 2026.

## SPECIFICATION

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

## FLOOR AREAS

Floor	sq ft	sq m
Ground	897	83
Total	897	83



## TERMS

A new lease is available on terms to be agreed.

## EPC

B(41)

## 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

Included in the rent

## 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