

## TIDEWAY YARD MORTLAKE

792 sq ft / 73.58 sq m



### ADDRESS

Tideway Yard  
151 Mortlake High Street  
Mortlake  
SW14 8SN

### DESCRIPTION

#### Commercial Office Suite To Let

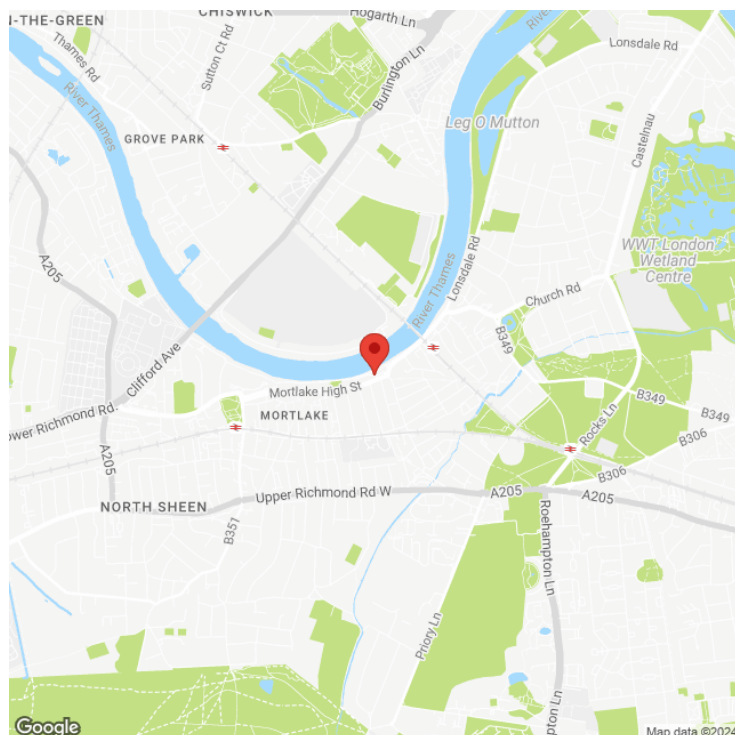
Tideway Yard is located just off Mortlake High Street and close to all the retail and restaurant amenities of Little Chelsea.

Mainline rail services into London Waterloo (journey time approx. 30 minutes) are available from Barnes Bridge Station.

Tideway Yard is an attractive period courtyard office village overlooking the River Thames. The available unit is self contained and on the ground floor.

Dated: 08/09/2024





## SPECIFICATION

CAT 6 ethernet cabling

Perimeter electric heating

Gated entrance with entry phone system

Shared kitchen

Male & female WCs

Cycle racks

EPC Rating D84

<b>Tenure</b>	Leasehold by way of a new lease on terms to be agreed
<b>Rent</b>	£28,000 per annum exclusive
<b>Service Charge</b>	£5,724 per annum approximately
<b>Rates</b>	Rateable value £21,250. Rates payable £10,603.75 per annum.
<b>Size</b>	792 sq ft / 73.58 sq m

## CONTACT

**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

Dated: 08/09/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ