

**Newton House
50 Vineyard Path
Mortlake
SW14 8ET**



SELF CONTAINED OFFICES

TO LET

**1,745 sq ft (162.11 sq. m) to 3,463 sq ft (321.73 sq. m)
approx.**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.

www.michaelrogers.co.uk

Location:

The building is located just off Mortlake High Street, on The Vineyard overlooking Mortlake Green.

Mainline rail services are available within walking distance from Mortlake (under 5 minutes) and Barnes Bridge station (under 15 minutes) providing a regular service into London Waterloo with a journey time of approximately 30 minutes.

The property is a short walk from Sheen with local amenities together with Tesco and Waitrose.

Description:

Newton House is an attractive 2-storey brick-built office building providing character offices. The available office accommodating is over part of the ground floor and first floor which provides the following approximate net internal floor area:

FLOOR	SQ FT	SQ M
Ground	1,718	159.62
First	1,745	162.11
Total	3,463	321.73

The building benefits from the following: -

- Gas fired central heating
- Air cooling
- 3 compartment perimeter trunking
- Suspended acoustic tiled ceiling
- Recessed lighting
- Carpeting
- 2 car parking spaces

Terms:

The property is available to let on a new full repairing and insuring lease for a term by arrangement.

Price/Rent:

Upon application.

Rates:

The property has the following rateable values and rates payable.

FLOOR	Rateable Value	Rates Payable
Ground	£37,500	£18,712.50
First	£37,000	£18,463.00
Two car spaces	£1,200	£598.80

Interested parties should make their own enquiries with the valuation Office Agency.

Energy Performance Certificate:

Upon application.

Legal Costs:

Each party to be responsible for their own legal costs.

Viewing:

Strictly by appointment with sole agents Michael Rogers LLP:

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Subject to Contract September 2024

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