

**2-44 Arundel Terrace
Barnes
London
SW13 8DS**



**Various units from 1,084 sq ft (100.70 sq m) to 4,430
sq ft (411.56 sq m) approx.**

**Office, Storage, Studio, Warehouse
TO LET**

020 8332 7788

**SUITE 1A, 1 HILL RISE, RICHMOND UPON THAMES TW10 6UQ
www.michaelrogers.co.uk**

Location:

42-44 Arundel Terrace is located just off Castelnau close to Hammersmith Bridge and a short walk to Hammersmith Broadway Underground Station and numerous bus services. Barnes Waterside is to the south of the property. The property is close to numerous shops, restaurants and cafes.

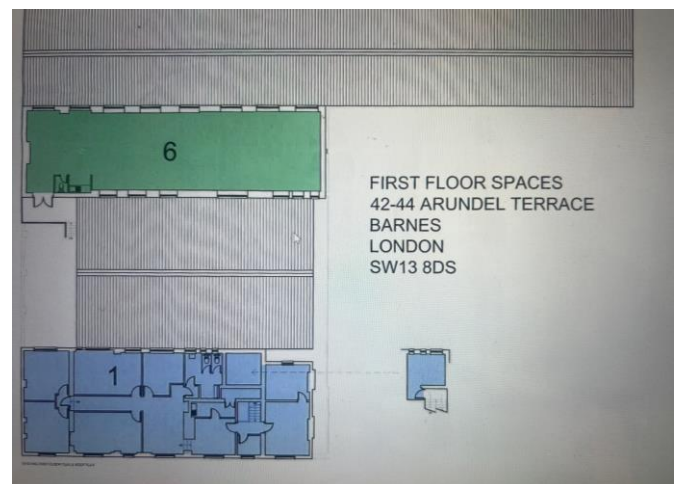
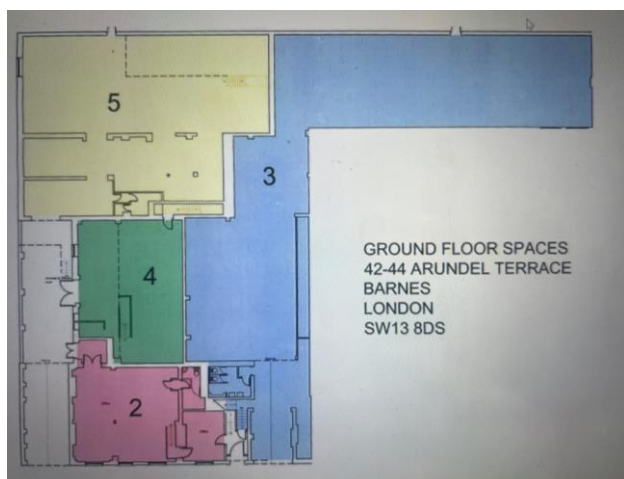
Description:

42-44 is a traditional brick masonry property of great character which has just undergone a refurbishment programme. The Property comprises a terrace of studio, office, warehouse and light industrial units.

The units would suit a number of B and E use classes, such as offices, studio and warehouse and storage.

The available accommodation has the following approximate floor areas:

Unit	Sq ft	Sq M
1	1,987	184.60
2	1,084	100.70
3	4,443	412.76
4	1,329	123.47
5	2,860	265.70
6	1,606	149.20





Terms:

The units are available on new leases for terms by arrangement.

Rent:

Rent is per annum exclusive.

Unit	Rent
1	£60,000
2	£30,000
3	£88,000
4	£25,000
5	£58,000
6	£48,000

Rates:

We have been advised that the rateable values 2024/2025 are as follows.

Unit	Rateable Value	Rates Payable
1	£25,500	£12,724.50

2	£13,500	£6,736.50
3	£67,500	£33,682.50
4	£14,500	£7,235.50
5	£30,500	£15,219.50
6	£16,000	£7,984.00

Units 2 and 4 may qualify for small business rate relief.

Interested parties should contact the Valuation Office Agency for more details.

Energy Performance Rating:

Unit	EPC
1	E111
2	D87
3	E116
4	C65
5	B27
6	E109

Legal Costs:

Each party to be responsible for their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.



Viewing:

Strictly by appointment with sole agents:

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Niall Christian email: niall.christianr@michaelrogers.co.uk

Subject to Contract September 2024

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