

**78, 80 & 82 Glenthams Road
Barnes
SW13 9JJ.**



**THREE UNIQUE GRADE A
SELF-CONTAINED COMMERCIAL BUILDINGS
POTENTIAL PLUG AND PLAY
TO LET**

1,463 sq ft (135.95 sq m) to 5,959 Sq ft (553.65 Sq)

Approx.

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

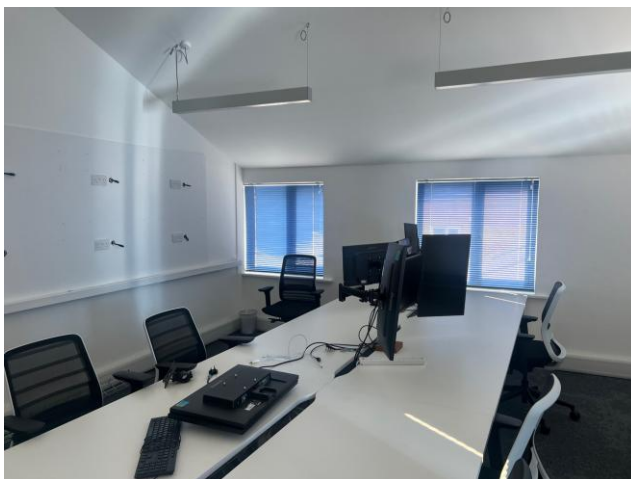
The buildings are located on Glenthams Road in Barnes close to Hammersmith Bridge, which is open to pedestrians and cyclists. The buildings are within an approximate 15-minute walk across the bridge to Hammersmith Underground Station. (District, Piccadilly, and Hammersmith & City Lines.)

The buildings are within close proximity to a variety of shops, restaurants and public houses. The prestigious Harrods Village residential scheme is close by as well as the London Wetland Centre.

Description:

The three buildings have been interlinked but can be separated with each having their own self-contained entrances and benefit from the following: -

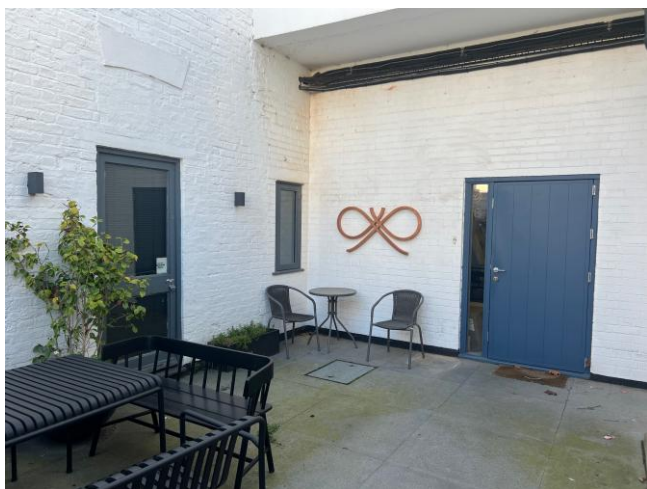
- Comfort Cooling and heating.
- Male and Female WC's.
- Fitted kitchens.
- Double glazing.
- Gas central heating.
- Carpeting and tiled floor finishes.
- Suspended ceilings and solid plastered ceilings.
- Various types of LED Lighting.
- Some outdoor space.



The offices have the following approximate net internal office areas.

78	SQ M	SQ FT
Ground	143.70	1,547
First	93.20	1,003
Total	236.90	2,550
80	SQ M	SQ FT
Ground	86.90	935
First	93.90	1,011
Total	180.80	1,946
82	SQ M	SQ FT
Ground	103.62	1,115
First	32.33	348
Total	135.95	1,463
TOTAL	553.65	5,959

The offices can be made available fully furnished offering plug and play accommodation.



Terms:

The buildings are available individually or combined on new effective full repairing and insuring leases for terms by arrangement.

Rent:

Upon application.

Business Rates:

The units have the following rateables: -

The buildings have the following rateable values.

	Rateable Values	Rates Payable
78	£46,250	£23,078.75
80	£38,500	£19,211.50
82	£37,250	£18,587.75

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

Upon application.

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.

For further information please contact sole agents:**Michael Rogers LLP**

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Subject to Contract
December 2024

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