

3RD FLOOR OFFICES TO LET

SECURITY HOUSE 16 WEST BARNES LANE RAYNES PARK SW20 0BU



**442 SQ. FT. (41.06 SQ. M)
2 SECURE CAR SPACES INCLUDED**



LOCATION

The property is situated on the east side of West Barnes Lane (B282), close to its junction with Coombe Lane (A238). Raynes Park train station is within five minutes' walk and provides a fast link to London Waterloo. A3 is 1 mile to the west, providing links to the M25. The area is well served with local shopping including a Waitrose supermarket.

DESCRIPTION

The property comprises a modern, purpose-built office building on ground and three upper floors. The third floor is open planned with a separate kitchen.

AMENITIES

- Central Heating
- Double Glazing (in part)
- 2 spaces in secure car park
- Security Systems
- Fitted kitchen and tea point
- Carpeting

PLANNING

B1 offices

TENURE

A new flexible lease on terms to be agreed.

ACCOMMODATION:

Third: 442 sq. ft. (41.06 sq. m)

RENT

£17,680 per annum fully inclusive of business rates and service charge.

VAT

The property is elected for VAT, which is to be paid in addition to the rent.

RATES

The 3rd floor is not separately assessed for rates. Single assessment for the entire building.

EPC

Band D: 100.

LEGAL COSTS

Each party to bear their own costs in this matter.

VIEWING

Strictly by appointment:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON SW19 5DX**

**Contact: Stewart Rolfe/James Rutter
Email: commercial@as-r.co.uk
TEL: 020 8971 4999**

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy Performance Certificate

Non-Domestic Building



16 West Barnes Lane
LONDON
SW20 0BU

Certificate Reference Number:
9767-3012-0742-0890-1095

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 100

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	625
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	94.89

Benchmarks

Buildings similar to this one could have ratings as follows:

19 If newly built

56 If typical of the existing stock