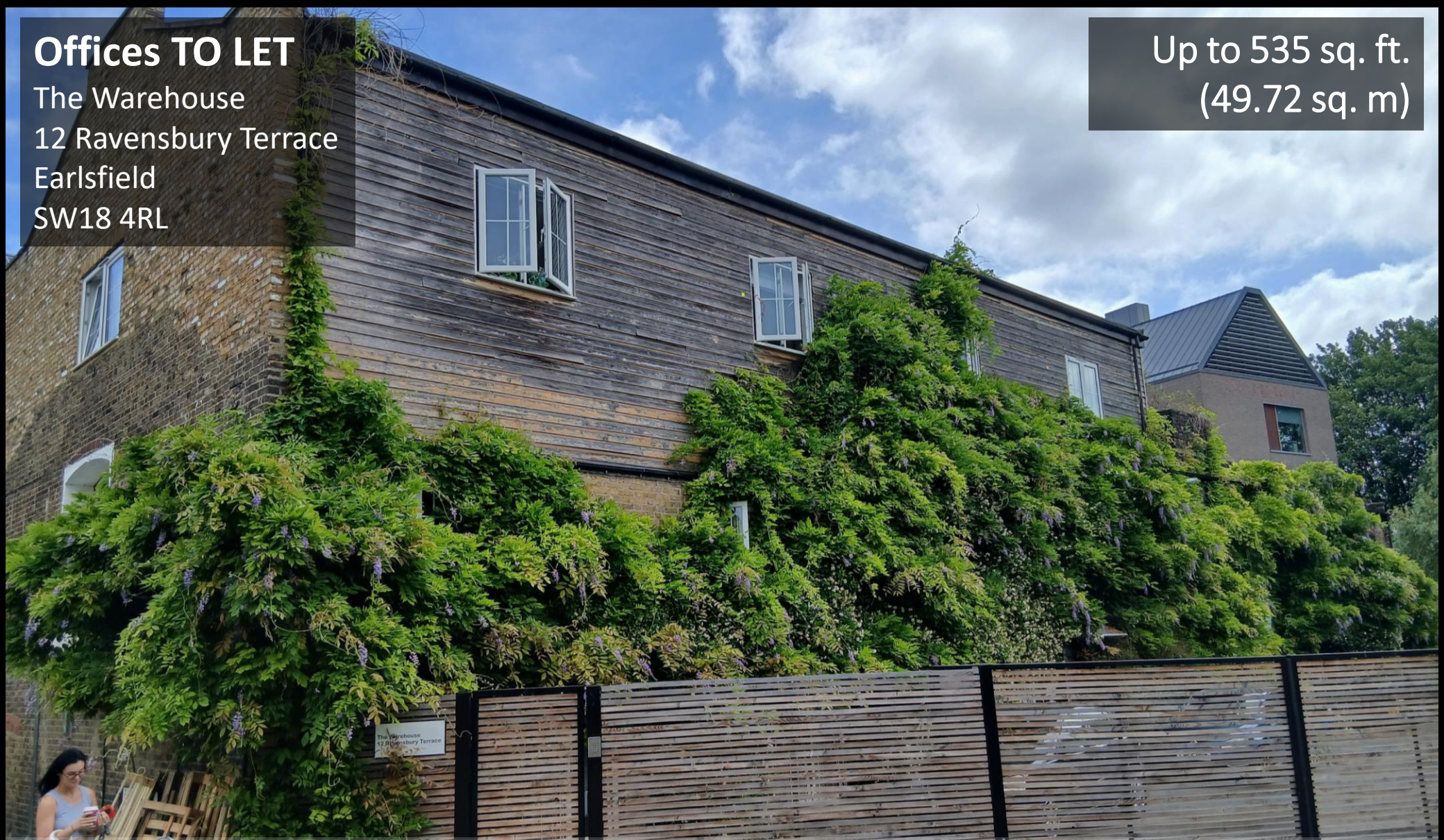


Offices TO LET

The Warehouse
12 Ravensbury Terrace
Earlsfield
SW18 4RL

Up to 535 sq. ft.
(49.72 sq. m)



Good quality open plan offices close to train station



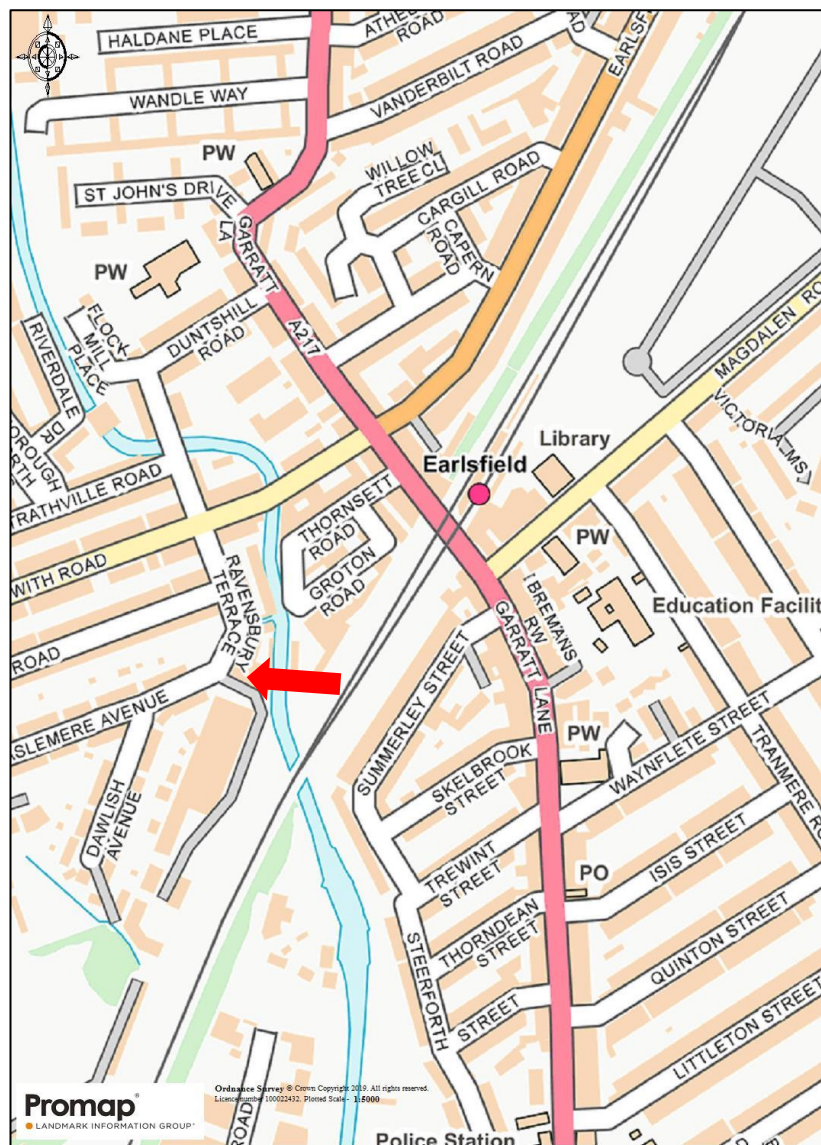
andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is situated just over ¼ mile from Earlsfield train station with overground trains in to London Waterloo (approx. 12 mins) and Vauxhall (approx. 9 mins), both providing underground services.. The property benefits from good bus links on Merton Road. The A3 (junction with Garratt Lane is approximately 1.2 miles to the north.

DESCRIPTION

The building is a former Victorian warehouse, divided into a series of office suites. The offices are predominantly open plan with Category 2 light boxes, perimeter trunking and its own kitchen and WCs.

There is also a shared meeting room to the second floor and a dedicated external terrace.

AMENITIES

- Painted brick walls
- Category 2 lighting
- Own kitchen and WCs.
- 24/7 access.
- Good access to Earlsfield train station

TENURE

The property is available on an Internal Repairing & Insuring lease on terms to be agreed.

RENT (inclusive of utilities & rates)

Suite 2	£750 per calendar month
Suite 10	£1,200 per calendar month

FLOOR AREAS

Ground Floor:

Suite 2:	202 sq. ft. (18.76 sq. m.)
Suite 10:	333 sq. ft. (30.96 sq. m.)
TOTAL GROUND:	535 sq. ft. (49.72 sq. m.)

Second Floor:

Meeting Room:	110 sq. ft. (10.15 sq. m.)
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LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

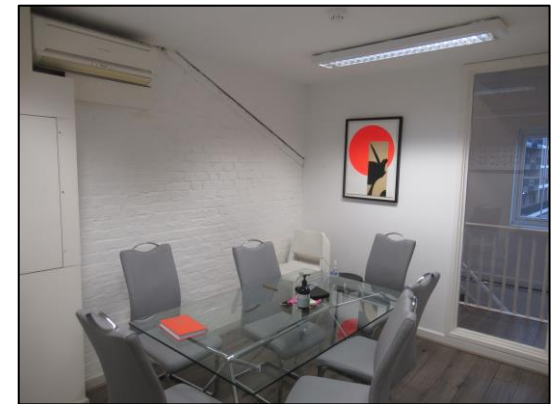
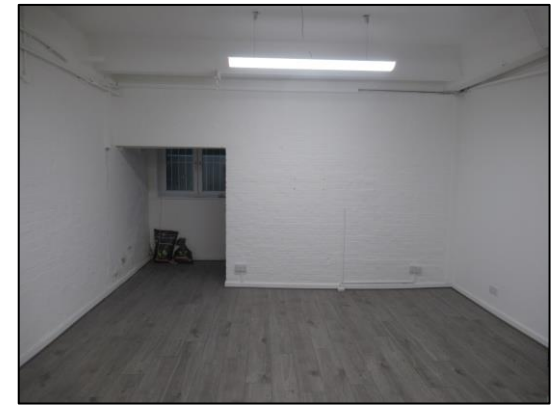
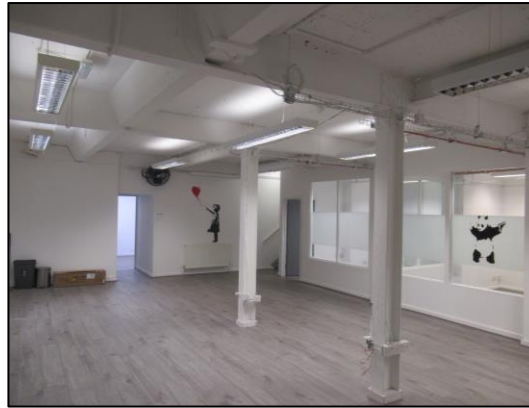
The property is not elected for VAT.

EPC

Band C (72) Expires 16 Jan 2035.
Details on request.

RATES

Included in the rent.



Strictly by appointment via Sole Agents:
Andrew Scott Robertson Commercial
 Tel: **020 8971 3800**
 Email: commercial@as-r.co.uk