

Offices TO LET

Second Floor
Security House
16 West Barnes Lane
Raynes Park
SW20 0BU

718 sq. ft.
(66.06 sq. m.)



Good quality office with 1 secure car space included



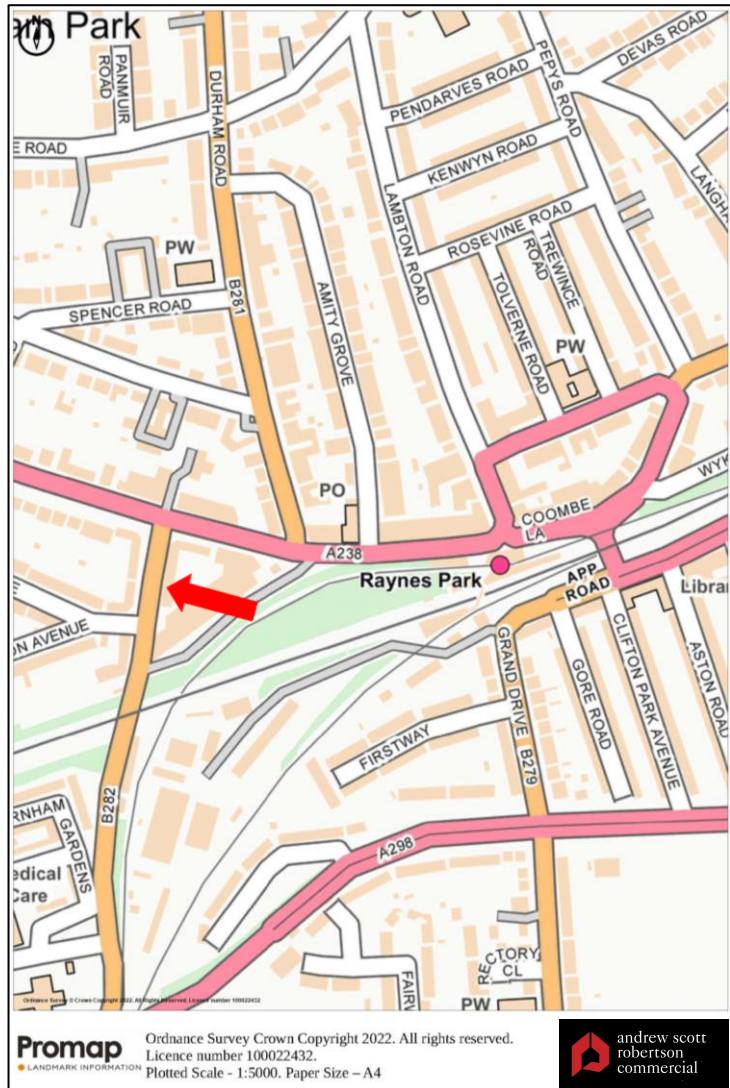
andrew scott
robertson
commercial



PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



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 second floor offers an open plan office with an additional partitioned meeting room and kitchenette.

The property comes with 1 car parking space.

TENURE

A new flexible lease on terms to be agreed.

AMENITIES

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

ACCOMMODATION

NIA 718 sq. ft. (66.06 sq. m.)

RENT

£30,000 per annum inclusive or rent, business rates and service charge.

RATES

Included in the rent.

SERVICE CHARGE

Included in the rent.

VAT

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

EPC

Band E (108) Expires 17th June 2036.

LEGAL COSTS

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

EPC

Energy performance certificate (EPC)

16 West Barnes Lane
LONDON
SW20 0BU

Energy rating
E

Valid until: 17 June 2036
Certificate number: 2762-3296-6468-2809-8401

Property type

Offices and Workshop Businesses

Total floor area

296 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 9
A+

9-25
A

26-55
B

56-75
C

76-100
D

101-125
E

126-150
F

Over 150
G

108 **E**

Net zero CO2

How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

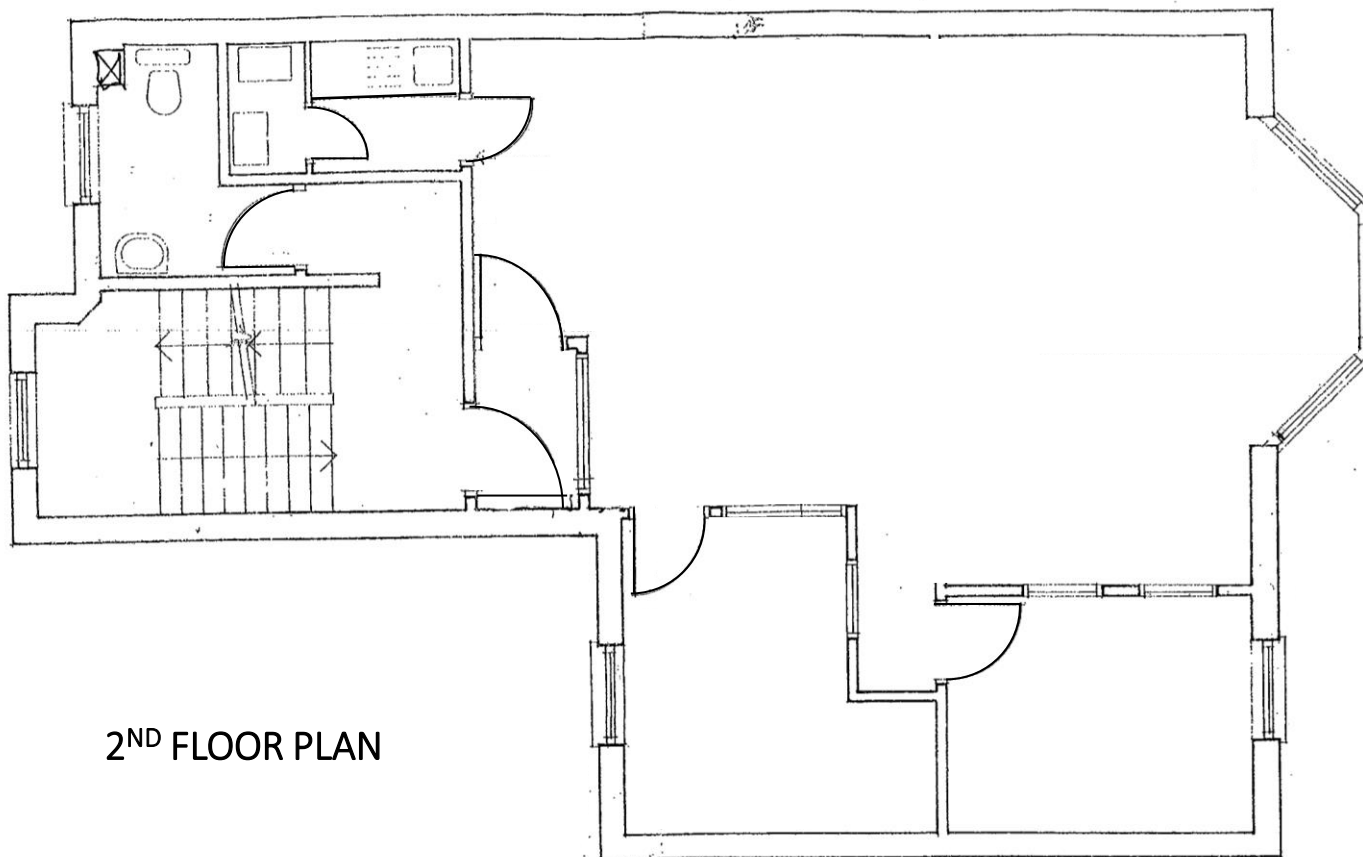
93 D

A photograph of an office interior. It features several light-colored wooden desks arranged in a U-shape, with black office chairs. Large windows in the background provide a view of the outside. The room is lit by track lighting on the ceiling.

A photograph of an office interior, showing a different section. It includes wooden desks, black chairs, and a white partition wall with a window. The floor is covered in grey carpeting.

A photograph of an office interior, showing another area. It has wooden desks, black chairs, and a large window with a wooden frame. The room is well-lit by track lighting.

A photograph of an office interior, showing a corner area. It features wooden desks, black chairs, and a white partition wall. The room is lit by track lighting.



2ND FLOOR PLAN

Office TO LET

Second Floor
Security House
16 West Barnes Lane
Raynes Park
SW20 0BU

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson Commercial

Tel: **020 8971 3800**

Email: commercial@as-r.co.uk

Quinton Scott Limited T/A andrew scott robertson commercial for itself and for the vendors or lessor of this property whose agents they are given 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 commercial has any authority to make or give any representation or warranty whatsoever in relation to this property