

The Studio

1a Edith Villas, Bective Road, Putney, SW15 2QA

**LEWIS
&CO**

OFFICE TO LET



DESCRIPTION

The subject property is a self-contained office. The space has recently been extensively refurbished by the previous tenant. The unit comprises an open plan office area with partitioned meeting rooms and W/C facilities, a kitchenette and a small separate storage area.

There are four parking spaces available to the front of the property.

ACCOMMODATION

Main office	1,940 sq ft	(182.2 sq m)
Storage are	175 sq ft	(16.3 sq m)
Total	2,115 sq ft	(196.5 sq m)

LOCATION

The property is well located in a quiet residential area within Putney. It benefits from fantastic local transport links with Putney High Street and Putney Bridge tube stations being located just a few minutes-walk away. The area is also well catered for with local bus services.

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LEASE

Available on a new lease with terms to be agreed.

TIMING

Immediate upon completion of legal formalities.

RENT

£39,500 per annum.

RATES

Interested parties are advised to make their own enquiries with the local authority.

EPC

On application.

VIEWING

Viewing strictly by prior appointment with the sole joint agents:

Lewis & Co

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