



**ROBINSON  
WEBSTER**



## LONDON - PUTNEY – UNIT 1 TILEMAN HOUSE

CLASS E OPPORTUNITY – SUBJECT TO VACANT POSSESSION

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### Location

The subject property is prominently located on Upper Richmond Road between Putney Train Station and East Putney Underground at the Junction with Putney High Street. Nearby occupiers include **Pure Gym, Toolstation, Nando's, Pizza Express, ITSU, and Tesco.**

**Spacemade** have recently signed a new 15,000 sqft co-working workspace (**The Landing**) above the subject property.

### Demise

The unit is arranged over ground floor only, comprising the following approximate net internal floor area:

<b>Ground Floor:</b>	<b>2,625 sq ft</b>	<b>244 sq m</b>
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*There is potential for outdoor seating, subject to the necessary consents.*

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### Tenure

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

On application.

### Rates

Rateable Value (From April 2023):	£88,500
Rates Payable (From April 2023):	£45,312

Interested parties are advised to make their own enquiries to Wandsworth Borough Council on 020 8871 6000.

### Service Charge

£4,281.19 p.a.

### EPC

Available upon request.

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### Further Information

For further information or to arrange a viewing please contact:

**Liam Jones**  
020 7190 9804  
07990 335 016  
liam@robinsonwebster.co.uk

**Adam Robinson**  
020 7190 9803  
07980 576 245  
adam@robinsonwebster.co.uk

*Or Mark Belsham or Tim  
Wilkinson of Eddisons on  
020 3205 0200.*

**020 7190 9801**  
robinsonwebster.com



- 1** Natwest
- 2** Pret A Manger
- 3** Cafe Nero
- 4** ITSU
- 5** Revolution
- 6** Russell Cooke Solicitors
- 7** Toolstation
- 8** Nandos
- 9** Pizza Express
- 10** PureGym
- 11** Leyland SDM
- 12** Putney Medical Centre

- A** London Square Residential Development
- B** Fabrica Residential Development