



ROBINSON
WEBSTER



LONDON - PUTNEY – UNIT 2 TILEMAN HOUSE

CLASS E OPPORTUNITY – SUBJECT TO VACANT POSSESSION

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:

Ground Floor: **5,090 sq ft** **474 sq m**

There is potential for outdoor seating, subject to the necessary consent.

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: To be assessed.
Rates Payable: To be assessed.

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

Service Charge

£8,198.75 p.a

EPC

Available upon request.

Further Information

For further information or to arrange a viewing please contact:

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

020 7190 9801
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- 1 Natwest
- 3 Cafe Nero
- 5 Revolution
- 7 Toolstation
- 9 Pizza Express
- 11 Leyland SDM

- 2 Pret A Manger
- 4 ITSU
- 6 Russell Cooke Solicitors
- 8 Nandos
- 10 PureGym
- 12 Putney Medical Centre

- A London Square Residential Development
- B Fabrica Residential Development