

1 CASTLE COURT, BREWHOUSE LANE,
PUTNEY, SW15 2JJ
2,465 SQ.FT.

HSC
HEATHER SMITH
COMMERCIAL



THE OFFICE

We are delighted to introduce 1 Castle Court, Putney. A fantastic, light and open space just a short walk from Putney Station.

PROPERTY FEATURES

- Air Conditioning Throughout
- Space for 30 desks
- Up to 5 Car Parking Spaces via License
- Shower Facilities
- Private Kitchen and Breakout Space
- Boardroom and Meeting Room
- Private Entrance



SCAN THE QR CODE FOR
OUR VIRTUAL VIEWING

FOR VIEWINGS OR FURTHER INFORMATION:

Strictly via the joint agents:

Heather Smith MRICS

Heather Smith Commercial Limited
T: 020 7470 7145
heather@heathersmithcommercial.com

Nick Coughlan

Houston Lawrence
T: 07774 417 303
nick.coughlan@houstonlawrence.co.uk

Claudia Smith

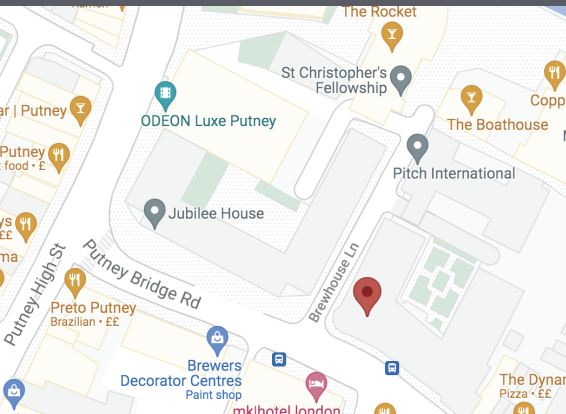
Heather Smith Commercial Limited
T: 020 7470 7145
claudia@heathersmithcommercial.com

George Rowling

Houston Lawrence
T: 07806 853 718
george.rowling@houstonlawrence.co.uk

1 CASTLE COURT, BREWHOUSE LANE,
PUTNEY, SW15 2JJ
2,465 SQ.FT.

HSC
HEATHER SMITH
COMMERCIAL



LOCATION

An incredible location for access to Central London in under 15 minutes. On a quiet street, just off the riverside. East Putney Station (District Line) and Putney Station (overground) a short walk away.

FLOOR AREAS

G Floor 1,825 sq ft (170 sqm)
1st Floor 640 sq ft (59 sqm)

RATES

Est. £28,350 pa.

RENT

£85,000 pa exc. (£34.50 psf.)
(£7,083 pcm)

VAT

All prices, premiums or rents are quoted exclusive of VAT at the prevailing rate.

SERVICE CHARGE

£8,791 per annum (£3.57 psf)

TERMS

A new FRI lease for a term to be agreed.

WWW.HEATHERSMITHCOMMERCIAL.COM

REGISTERED ADDRESS: 4TH FLOOR, FITZROVIA HOUSE, 153/157 CLEVELAND STREET LONDON W1T 6QW REGISTERED COMPANY NO.06827124

Heather Smith Commercial Limited (HSC) and its subsidiaries and their joint agents, if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) these particulars are given and any statement about the property is made without responsibility on the part of HSC or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) any description, dimension, distance or area given or any reference made to condition, working order or availability of service or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability of use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) no employee of HSC has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contracts whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) except in respect of death or personal injury caused by the negligence of HSC or its employees or agents, HSC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HSC. (vi) in the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specifications or scope of works or amenities, infrastructure or services or information concerning views, character, appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HSC shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.