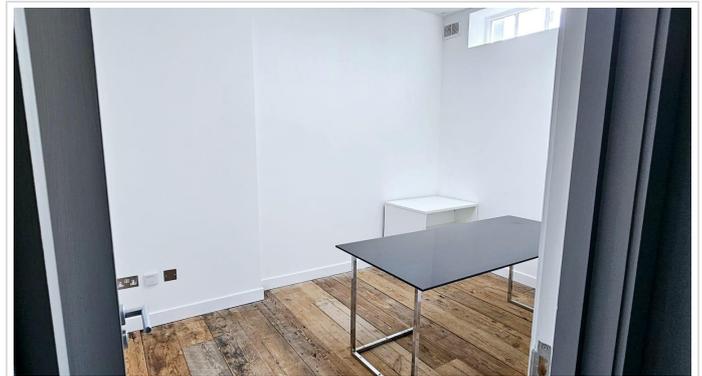
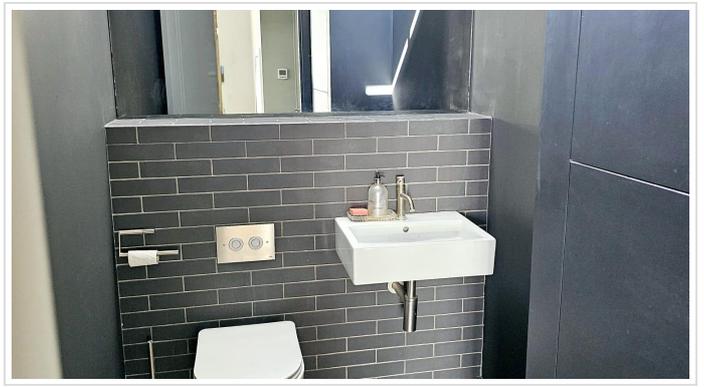
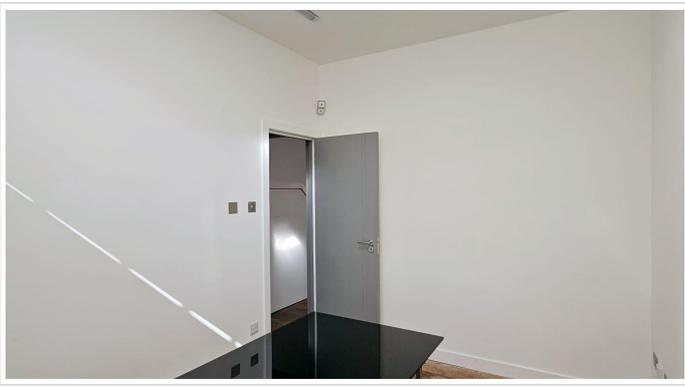


Office In Castelnau , London, SW13 9ER

£1,995 Monthly





SHORT DESCRIPTION

Property Ref: 13574 Rarely available flexible use commercial unit in Barnes, one of West London's most exclusive areas: • **PRIME GROUND FLOOR SPACE:** Currently fitted out as an office, with main executive meeting area, rear private office, WC facility and storage. • **QUALITY FINISHES:** Fitted out with solid wood floor, exposed brickwork, LED lighting and underfloor heating. • **IMPRESSIVE VISIBILITY:** Large glass shopfront providing plenty of natural light and valuable marketing potential. • **HIGH FOOTFALL AREA:** Two bus stops directly outside serving 5 bus routes (final stops before Hammersmith Bridge) bringing passing trade right to your door. • **FLEXIBLE USE:** E class premises ideal for a variety of businesses - whether startup or established - including retail/shop, financial/professional services (including estate agency, construction, accounting), restaurant/café, office (including media / studio), health/medical (including doctor's practice / beauty salon), creche/nursery and indoor sports/recreation. • **FULLY CONNECTED:** Water, gas, electricity and ultra-fast broadband. • **GREAT VALUE:** No VAT on rent and, subject to eligibility, *no business rates* (very rare in Barnes)! • **SUCCESSFUL LOCATION:** Barnes is renowned for its high quality of life and high-profile clientele, with average house prices exceeding £1 million. Position your business in one of the safest, cleanest and friendliest areas of London. • **EXCELLENT CONNECTIVITY:** Conveniently close to major roads (M4 via Chiswick and A3 via Roehampton). Two bus stops directly outside providing 5 different bus routes in all directions. Hammersmith station just a 10-minute cycle or 15-minute walk over Hammersmith Bridge, with 4 tube lines for easy access across London. Available for immediate occupation - viewings on a first-come, first-served basis. Prime spaces with zero business rates come up very rarely in this area. Enquire today before someone else secures it!...



Bed Room(s)



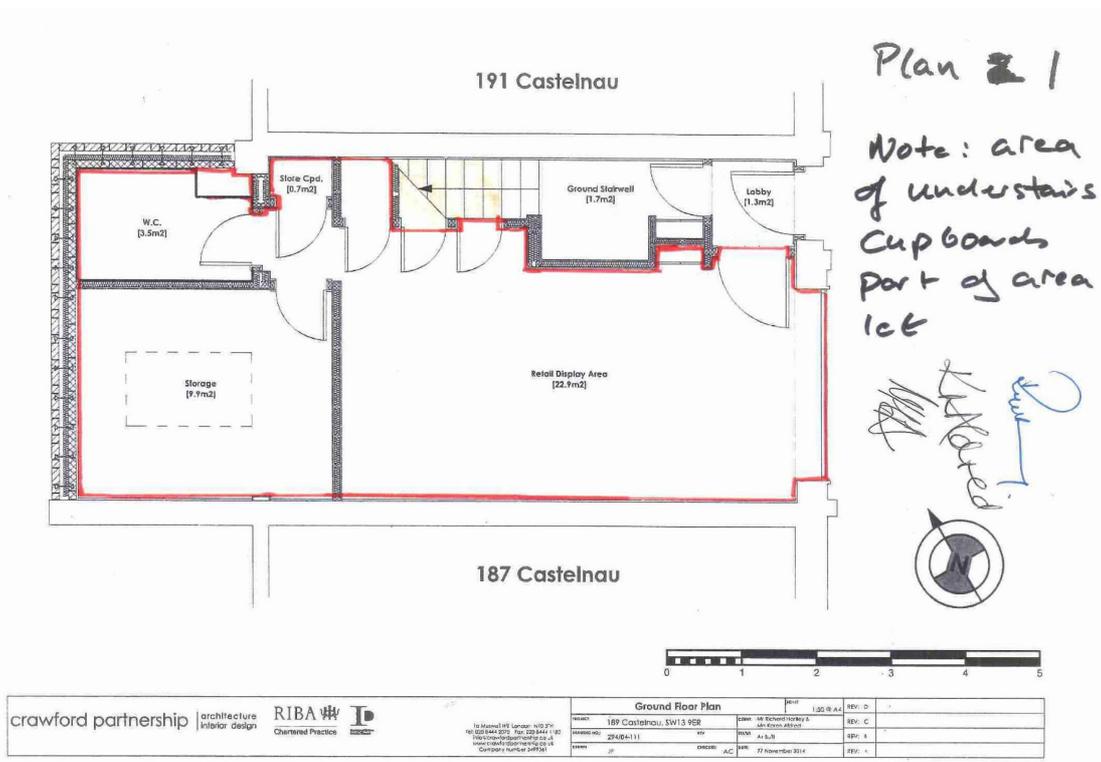
Bath Room(s)



Living Room(s)

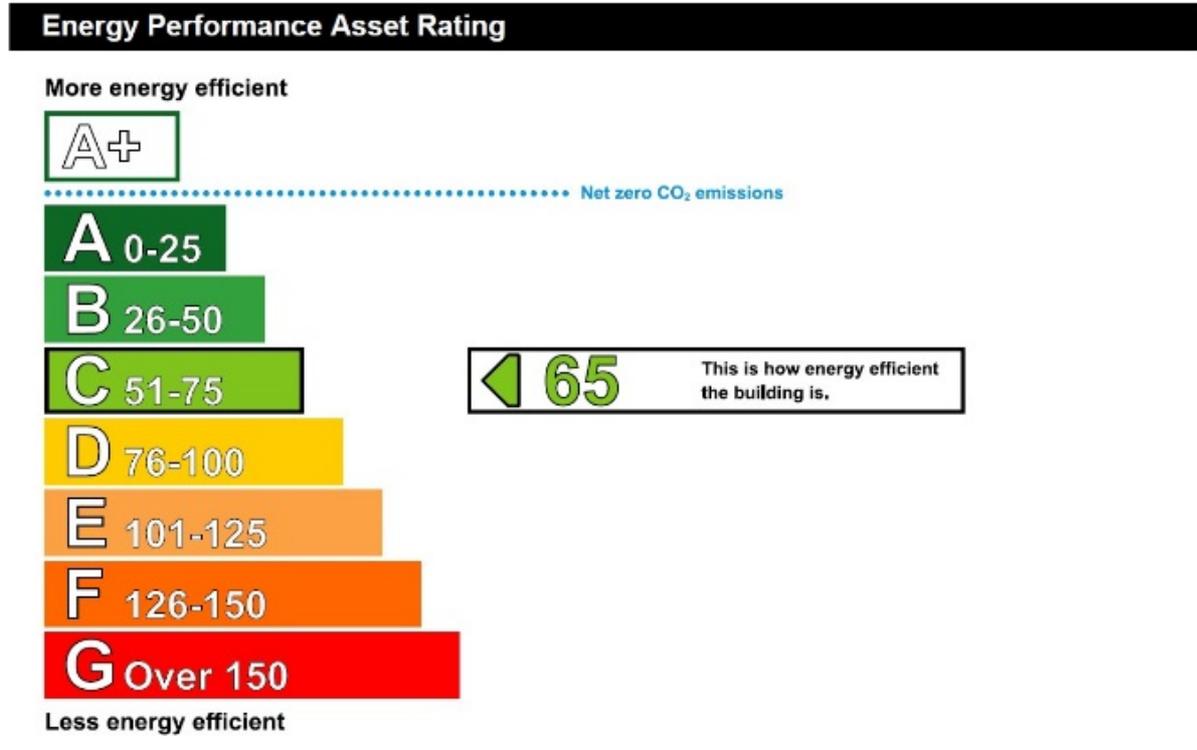
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

