

## For Sale

### Offices

## 3 Crescent Stables, Putney London SW15 2TN

### Key information

- Excellent natural lighting
- Gas heating system
- Fire & Security alarm (not tested)
- Entry Phone (not tested)
- Kitchenette
- 2 parking spaces



## Location

3 Crescent Stables is located on Upper Richmond street, a 4 minute walk away from Putney train station and 7 minutes from East Putney tube station.

The premises is very close to the busy Putney High Street, which benefits from high footfall.

Nearby retailers include, Pret, Specsavers, Oxfam, Tesco Express, NatWest, Sports direct and Lloyds.

## Description

The property is a self-contained office, spread across the 1st and 2nd floor with a ground floor entrance hall and internal spiral staircase.

WC's and Kitchenette are both located on the ground floor.

The 2nd floor office includes large skylights and brings a lot of natural light into the premises.

The offices benefit from 2 parking spaces.

## Tenure

Freehold

## Terms

Offers in the region of £465,000 for the freehold interest.

## Energy Performance Rating

Energy performance asset rating – C (70).

## Rating

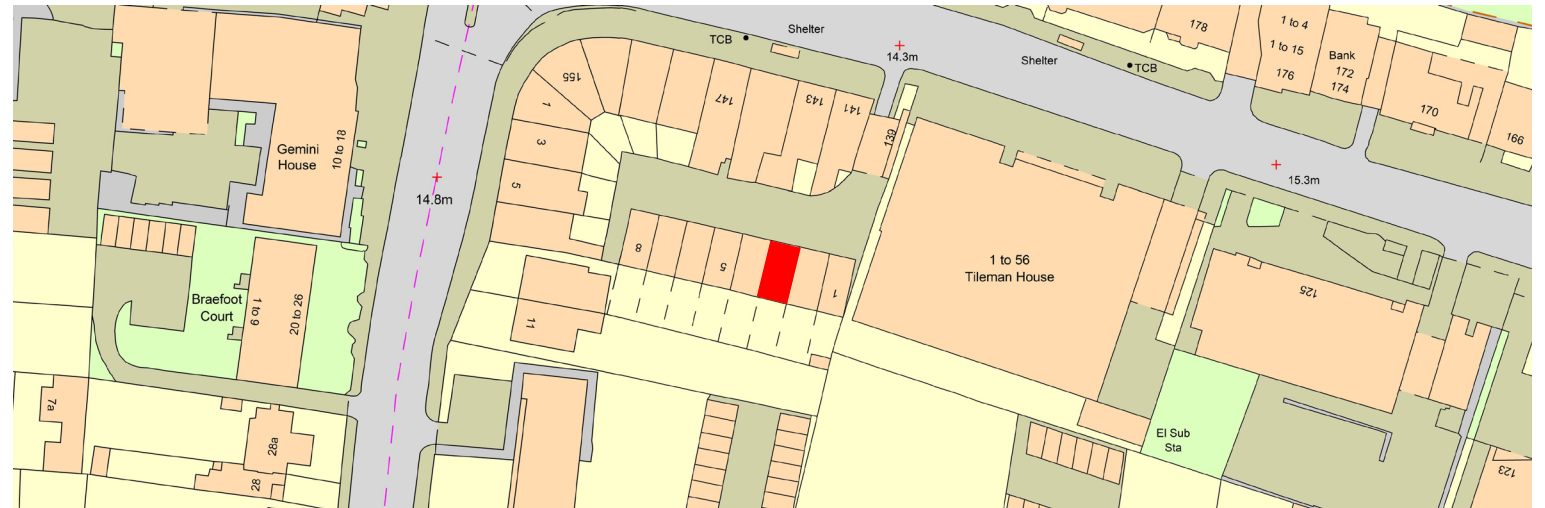
We are advised that the Rateable Value for the property from April 2026 is £29,750 and the rates payable are circa £11,364.50 per annum.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates).

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Accommodation

The property comprises the following approximate floor areas:

|                       | Sq m  | Sq ft |
|-----------------------|-------|-------|
| Ground floor          | 20.35 | 219   |
| 1 <sup>st</sup> Floor | 41.99 | 452   |
| 2 <sup>nd</sup> Floor | 35.21 | 379   |
| Total                 | 97.64 | 1,051 |

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

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Terms

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VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



## For further details contact:

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