



## 7-8 Crescent Stables

London, SW15 2TN

**Professionally designed  
Headquarters in the Centre  
of Putney.**

**2,458 sq ft**  
(228.36 sq m)

- Outstanding refurbishment completed in 2023.
- Parking for up to 4 vehicles.
- Versatile private office and meeting space.
- Moments from Upper Richmond Road.
- Available immediately.

# 7-8 Crescent Stables, London, SW15 2TN

## Summary

<b>Available Size</b>	2,458 sq ft
<b>Rent</b>	£75,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

These supremely fitted premises were completed in January 2023 after being meticulously thought out and designed with the assistance of Gabby Blackman from BBC's DIY SOS. Offered with full vacant possession, the premises benefit from 3 levels mixed between meeting rooms, private offices and a communal office floorspace.

The renovation was carried out with no expense spared including a new rear roof, box gutter and new asphalt and repairs in 2022. On top of this, there is a VOIP/SIP Door entry system with smart locks on Private Offices, Entrance Doors and Meeting Rooms. A Daikin Air Conditioning system is on the First and Second Floors with Smart Central heating on the ground. The property will suit a variety of uses across the Use Class E provision and with ample parking this is a particularly rare and highly sought after opportunity.

## Location

7-8 Crescent Stables is situated on the South side of Upper Richmond Road, less than 500 meters to the West of East Putney Station offering District Line services into Central London. Putney Rail Station offering National Rail Services is also within a 10-minute walking distance.

Within a few minutes' walk, you can access an array of amenities ranging from well-established local eateries to widely available retail occupiers including Little Waitrose, Sainsburys Local, Post Office and Toolstation. The property is also within easy reach of the green open spaces of Richmond Park.

## Terms

RENT: £75,000 per annum.

RATES PAYABLE: To be confirmed.

RATEABLE VALUE: To be confirmed.

EPC RATING: To be confirmed.

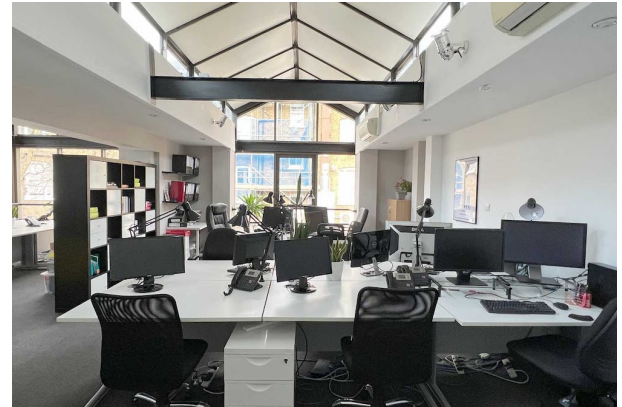
USE CLASS: Class E.

LOCAL AUTHORITY: London Borough of Wandsworth.

POSSESSION: Full vacant possession immediately on completion of legal formalities.

LEASE TERMS: A new FRI lease granted outside the Landlord & Tenants Act 1954 for a minimum of 5 years containing a mutual break clause on the 3rd anniversary of the commencement date.

LEGAL COSTS: Each party is to bear their own legal costs.



## Viewing & Further Information



**Chris Ryan**

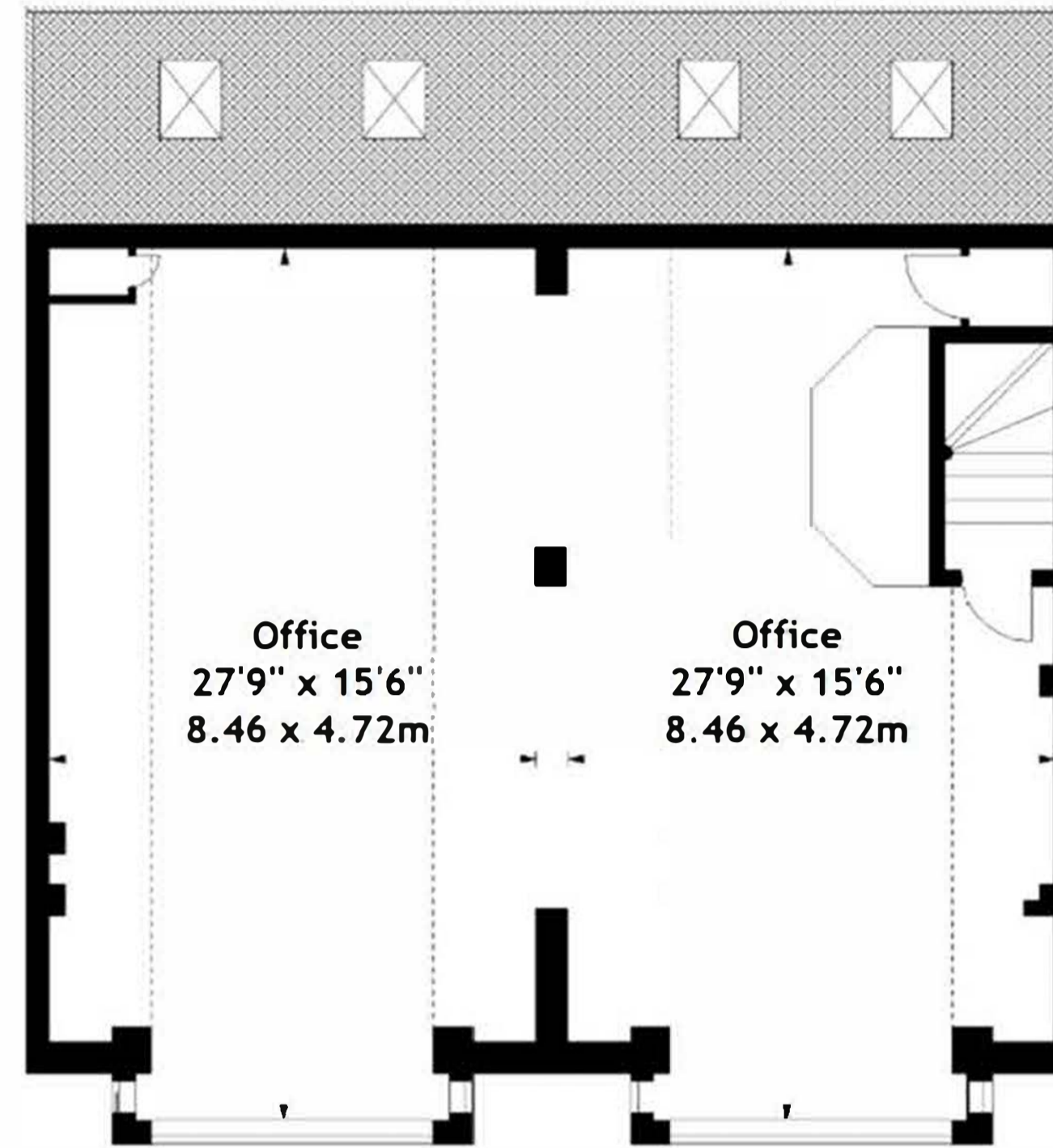
07385 413368 | 020 7355 0285

[crayan@winkworth.co.uk](mailto:crayan@winkworth.co.uk)

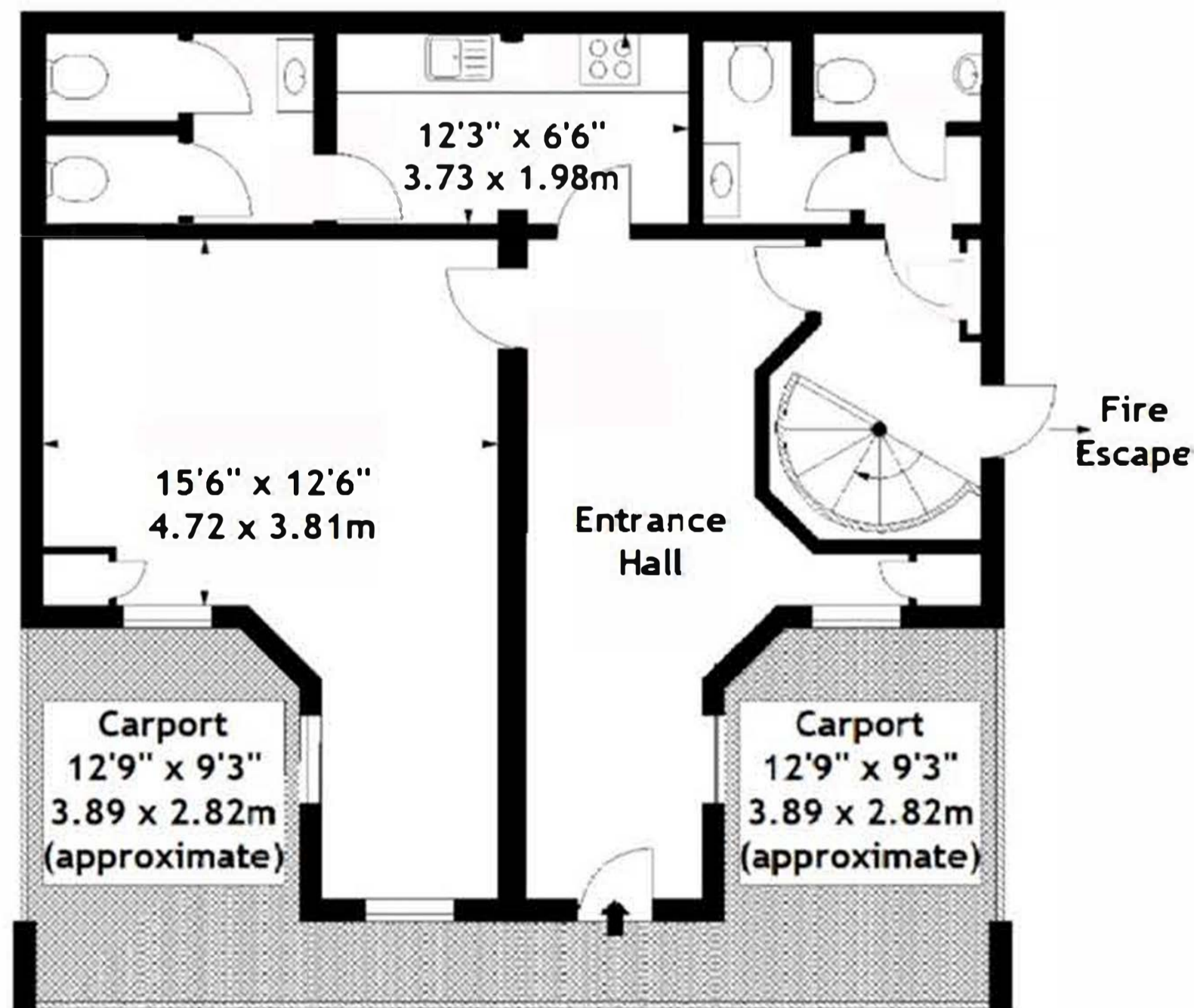
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Crescent Stables, SW15  
Approx. Gross Internal Area  
2690 Sq Ft - 249.90 Sq M

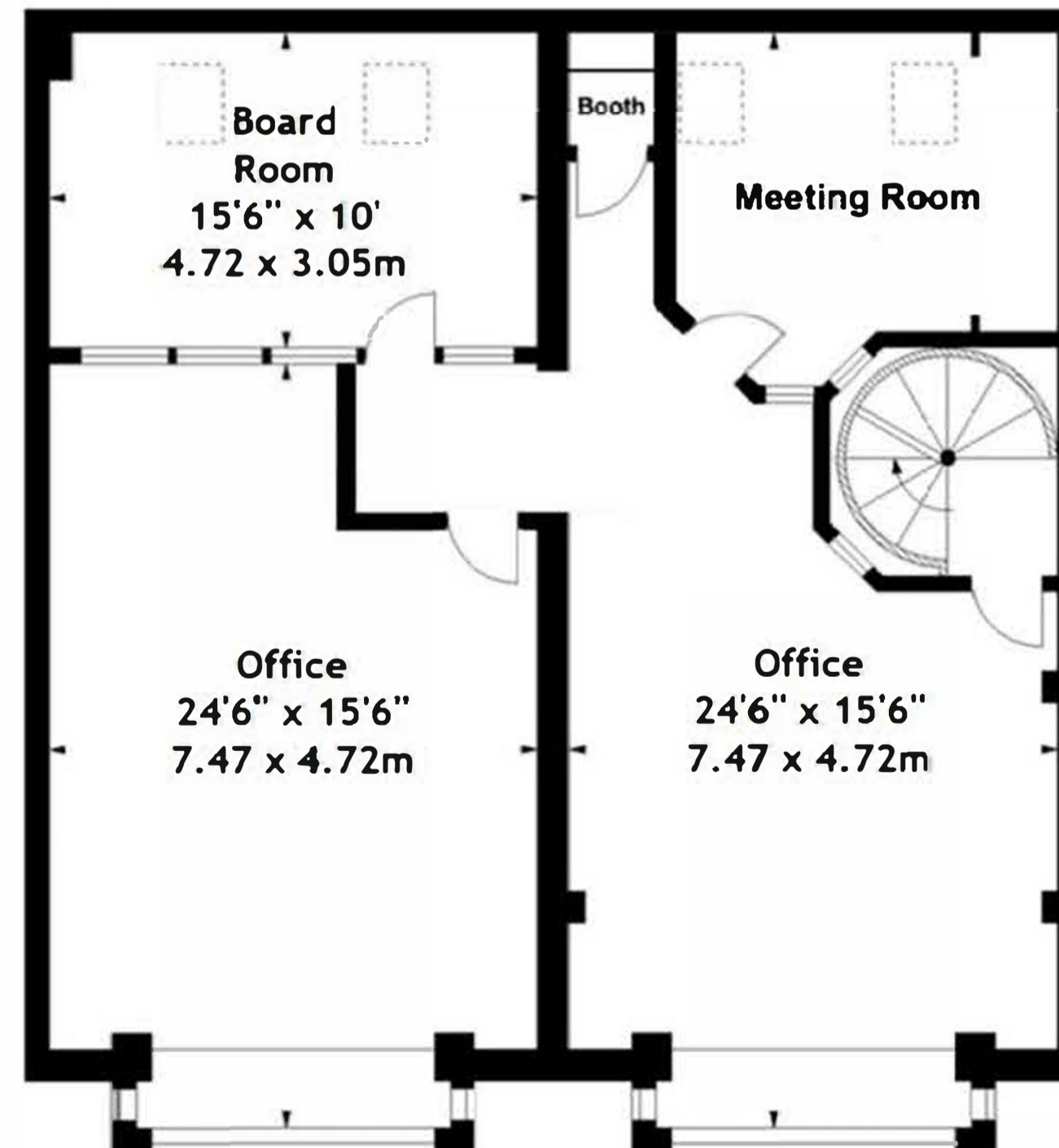
Crescent Stables, SW15  
Approx. Net Internal Area  
2458 Sq Ft - 228.35 Sq M



Second Floor  
Net Internal Area = 811.25sqft



Ground Floor  
Net Internal Area = 659.53sqft



First Floor  
Net Internal Area = 987.44sqft