



## OFFICES/STUDIO TO LET

**FIRST FLOOR  
THE GLASSHOUSE  
11-12 LETTICE STREET  
PARSONS GREEN  
LONDON SW6 4EH**

**770 SQ FT**

**LOCATION:** Lettice Street is a quiet residential Street running off Munster Road behind Parsons Green tube station. There are numerous Restaurants, Pubs, Wine Bars and Sandwich Bars within easy reach on the New Kings Road and Fulham Road.

**DESCRIPTION:** These bright offices are located on the 1<sup>st</sup> floor of this studio building. It comprises two open plan office/studio rooms, good natural light from tall picture windows with exposed rafters stripped wooden floors and a small mezzanine storage area accessed via a spiral staircase.

**FLOOR AREAS:** First Floor Office 770 sq. ft

**TERMS:** A new lease is available for a term of 3 years outside the Landlord & Tenant Act 1954

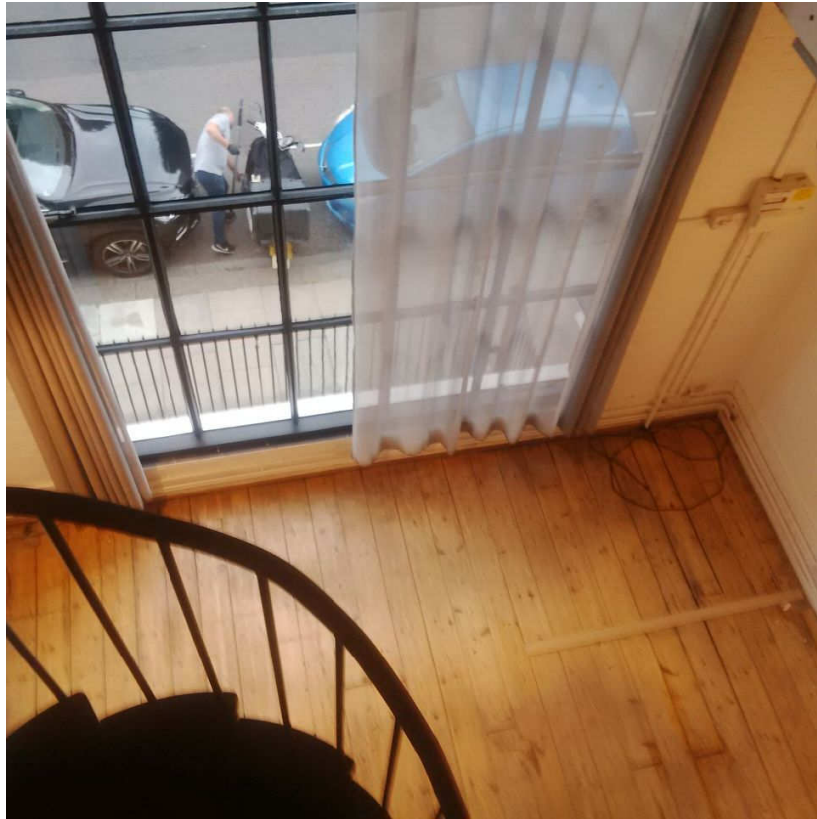
**RENT:** £30150 pa inclusive of service charge.  
Tenant pays business rates buildings insurance heat light and electric

**RATES:** Rateable Value £22750 Rates payable 2020-21 Nil to pay

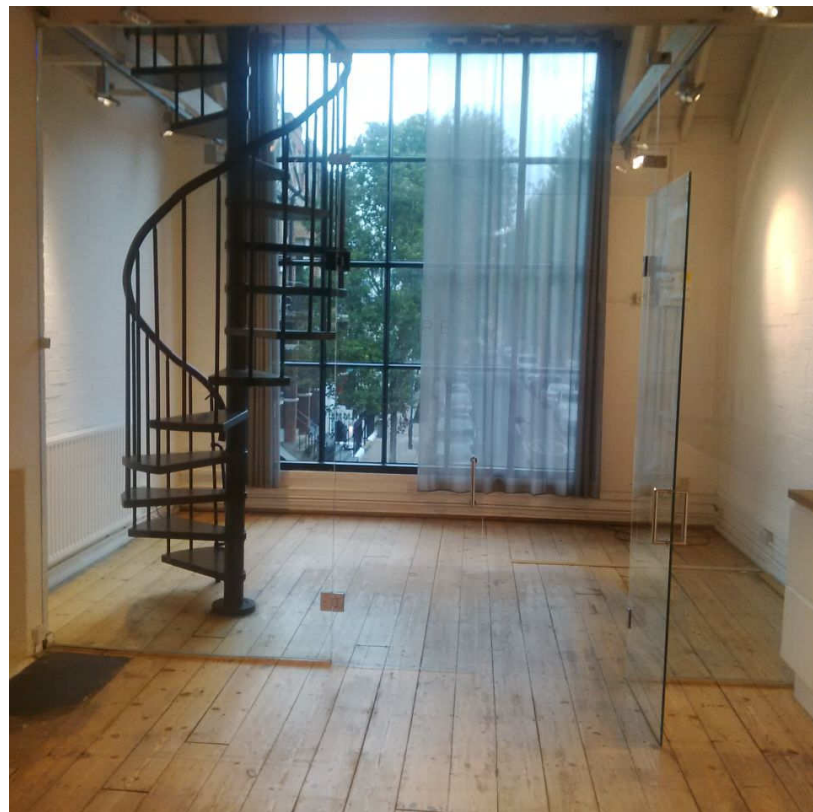
**VIEWING:** Richard Vause  
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Measurements are approximate and no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particulars, or elsewhere.





Right hand studio



Right hand studio with glass partition



Left hand studio



Mezzanine Storage