



## 9 Brookfield Mews

Barnes, SW13 0DP

**Prime studio work space  
available on ground and  
lower ground floor for  
versatile commercial use.**

**1,220.24 sq ft**

(113.36 sq m)

- Outdoor seating area
- Soundproof rear wall
- Disabled access W/Cs
- Carpeted staircase
- Open plan studio work space
- Barnes Bridge Station served by National Rail (0.9 miles)

# 9 Brookfield Mews, Barnes, SW13 0DP

## Summary

<b>Available Size</b>	1,220.24 sq ft
<b>Rent</b>	£35,000 per annum
<b>Rates Payable</b>	£10,978 per annum
<b>Rateable Value</b>	£22,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	402.08	37.35	Available
Lower Ground	818.16	76.01	Available
<b>Total</b>	<b>1,220.24</b>	<b>113.36</b>	

## Description

The unit is a mixed-use commercial space spanning the ground and lower ground floors, most recently utilized as a yoga studio. The ground floor includes a welcoming open plan reception area complete with a countertop and sink, a large disabled access toilet, a storage cupboard and a small outdoor seating area. The rear wall is soundproof and finished with smart wood panelling on both the ground and lower ground floors. The lower ground floor is predominantly open-plan and offers a spacious area with studio lighting, glazed floor light wells, three large arch mirrors and an industrial-style ceiling with exposed ducting.

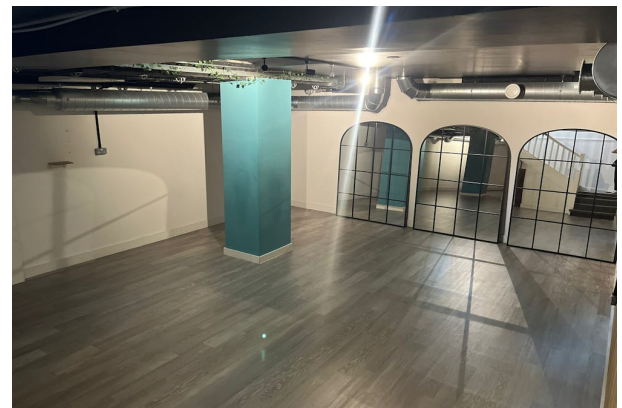
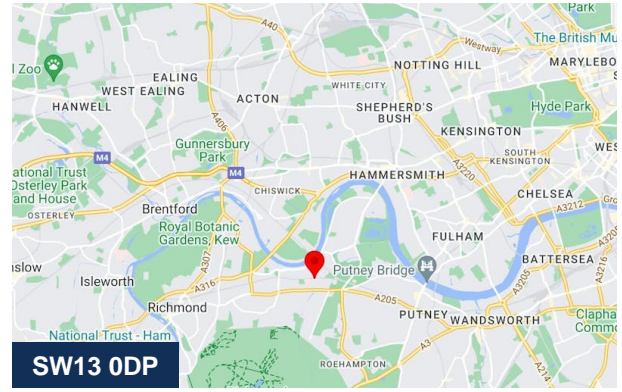
To the exterior of the unit there is one dedicated loading bay and a shared bin store.

## Location

The premises is situated on Brookfield Mews which is located just off White Hart Lane, conveniently close to the main High Street. The nearest train station is Barnes Bridge (0.4 miles), which is on the National Rail line and provides access to Waterloo in 25 minutes. Nearby, there is an abundance of independent coffee shops, restaurants, pubs, florists, and a local Sainsbury's on White Hart Lane.

## Terms

The premises are available by way of a new lease for a term to be arranged.



## Viewing & Further Information



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