



# PRIME OFFICE TO LET IN TOOTING

**3<sup>RD</sup> FLOOR, 40 TOOTING HIGH  
STREET, LONDON, SW17 0RG**



## Location:

The subject property occupies a prominent position on the busy Tooting High Street with Tooting Broadway Underground Station (Northern Line) located a short walk away.

Nearby well-known multi-national retailers include: Ladbrokes, Poundland, JD Sports, Caffe Nero, Pret, Holland & Barrett, Three, British Heart Foundation, O2, NatWest and Aldi Local, amongst many others.

## Accommodation:

The unit is arranged over the Third Floor only and has the following approximate net internal areas:

**Third Floor: 1,372 sq. ft. (127.5 m<sup>2</sup>)**

The offices also benefit from a lift serving each floor.

## Use:

The subject premises benefits from Class E planning consent.

## Rent:

£25,000 per annum exclusive.

## Lease:

The premises are available by way of a new 5/10/15 year full repairing and insuring lease.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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