

TILEMAN HOUSE

133 UPPER RICHMOND ROAD | PUTNEY
LONDON | SW15 2TR

FULLY FITTED AND FURNISHED PREMIUM OFFICE
SPACE TO LET IN THE HEART OF PUTNEY





LOCATION

Putney is an affluent and popular area of Southwest London, situated in Zone 2 and nestled on the banks of the River Thames, it offers a blend of urban vitality and suburban tranquillity.



Putney benefits from being one of London's greenest boroughs, with its vibrant tapestry of shops, restaurants, cafes, and venues complementing a well-established office and residential community centred around Putney High Street and Upper Richmond Road. The result is a highly desirable place to live, work and play.

Putney has an exceptionally high proportion of adults aged between 25 and 44, and retail spending is high per capita compared with the national average. Moreover, 72% of East Putney residents are in full-time employment, with most in either senior positions or professional occupations (NOMIS & Promis).

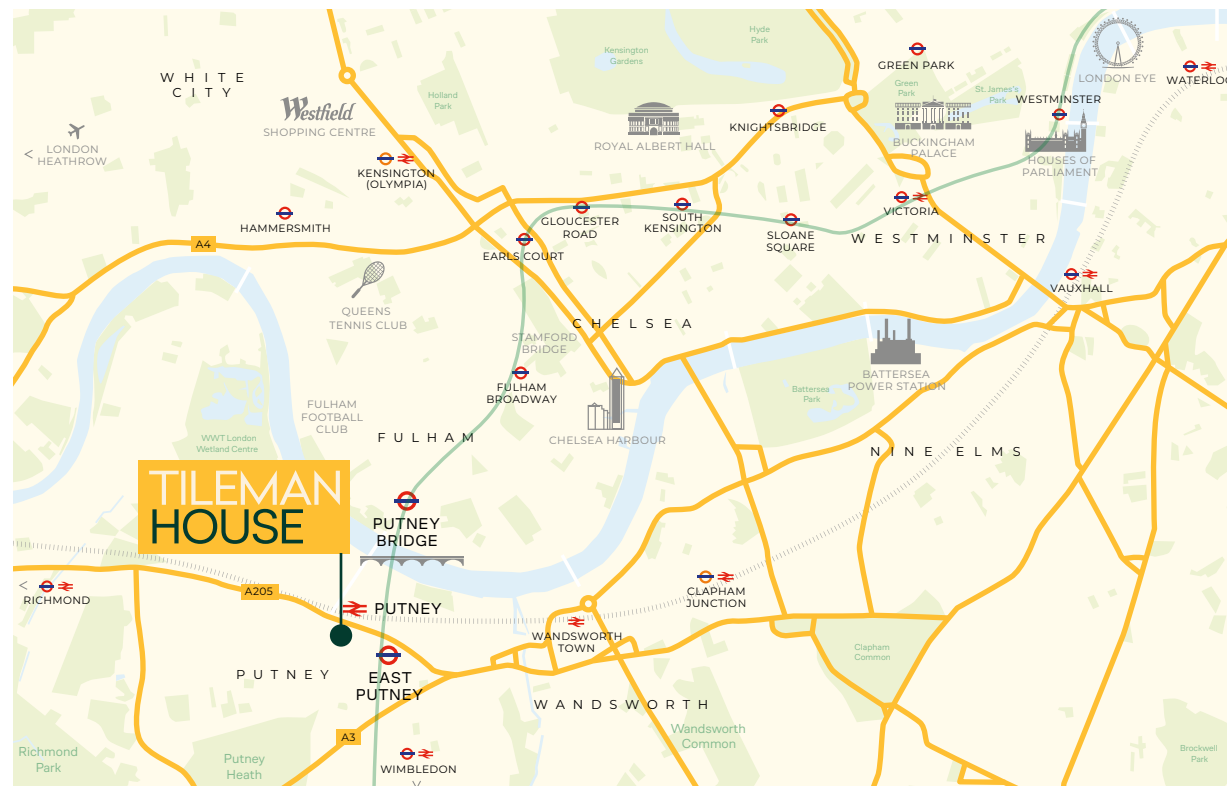


CONNECTIVITY

Exceptional Transport Links

The property benefits from excellent transport links, making travelling from and to Putney a breeze; these numerous transport links are reflected in its 'excellent' PTAL (Public Transport Accessibility Level) rating of 6a.

Putney mainline railway station and East Putney Underground (District line) provide links to central London and beyond and are within a short walk from the property. Multiple bus routes serve the immediate vicinity, and nearby cycle docking stations enhance the transport connections. Additionally, there's easy access to riverboats and the main road network.



WALK

Putney Rail – 2 mins
East Putney Tube – 4 mins
Putney Bridge – 18 mins

RAIL

Richmond – 5 mins
Clapham Junction – 6 mins
Waterloo – 15 mins

TUBE

Earl's Court – 10 mins
Victoria – 18 mins
Paddington – 19 mins
Green Park – 23 mins

DESCRIPTION

The property provides 16,624 sq ft of high-specification, self-contained office space. It also benefits from secure demised parking at the basement level for 4 cars and 20 bicycles.

The office is situated on the first floor and is branded The Landing. It underwent a comprehensive refurbishment in 2022 and offers a combination of open-plan and cellular offices, meeting rooms, and breakout space with excellent natural light and exposed ceilings. There are 309 workstations including fixed desks, hot desks and private offices.



Explore virtual tour click





The Landing Private Office



The Landing Terrace



The Landing Coworking

OFFICE SPECIFICATION



**Parking Available
for 4 cars**



**Excellent
natural light**



**Three
terraces**



**VRF
air-conditioning**



**Feature
lighting**



**Male and
Female WCs**



Bicycle Storage



Showers



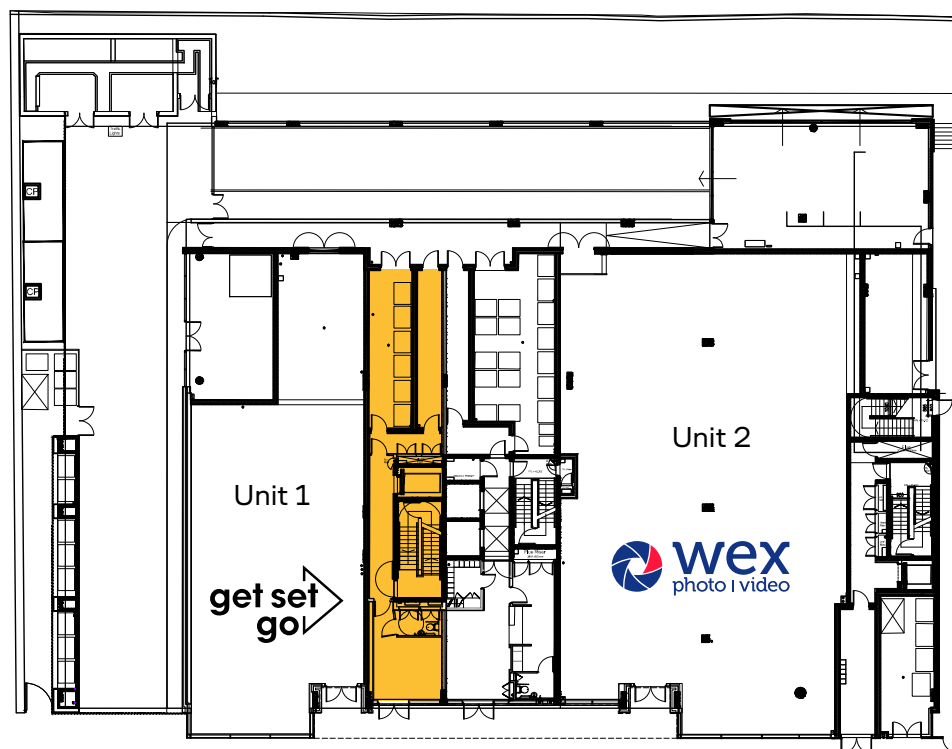
Raised floors



**One
passenger lift**

FLOOR PLANS

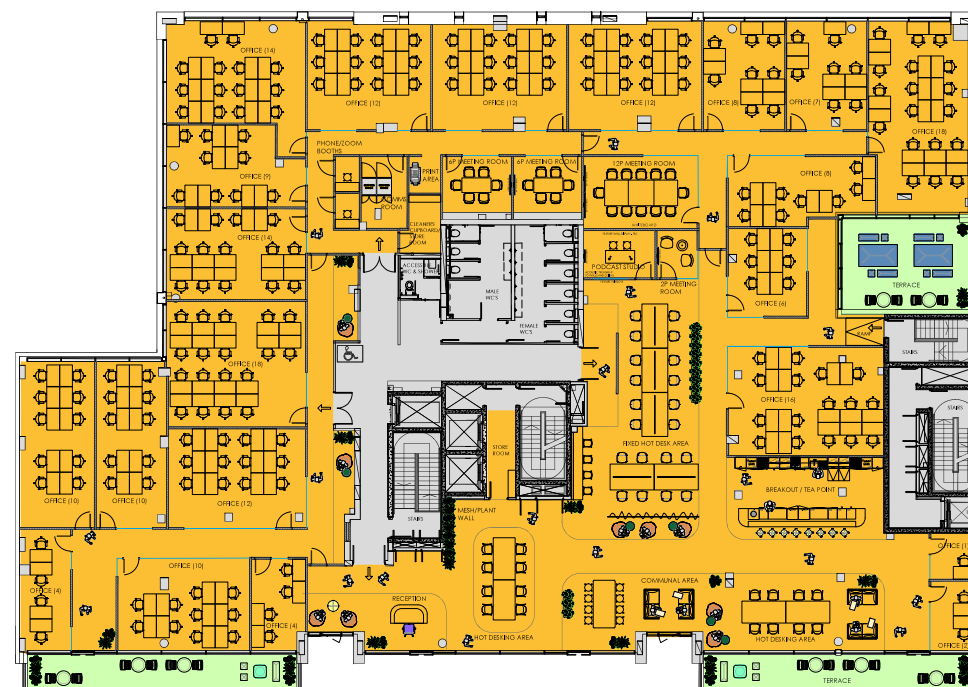
Ground Floor



KEY

- Office
- Terrace

First Floor



Plans not to scale,
for indicative purposes only.

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Made by Tayler Reid