

**FAIRDALE PROPERTY**  
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**OFFICE, STORAGE & LIGHT INDUSTRIAL  
SPACES AVAILABLE Q1 2024**  
**42-44 ARUNDEL TERRACE, BARNES,  
LONDON, SW13 8DS**



Situated on Arundel Terrace in Barnes, the property comprises a terrace of light industrial/workshop units, which are of traditional brick masonry construction. Large commercial premises such as these are rare to find in Barnes, which is a densely populated residential area with both small businesses, recreational facilities. Arundel Terrace is located within a short distance of Hammersmith Broadway Underground Station and numerous bus routes pass nearby the premises.

The property is currently undergoing a program of refurbishment, due to complete in Q1 2024 but sectional completion may be possible earlier. There are numerous flexible spaces available which would suit a number of Class B and E uses such as office, storage, fitness and distribution

**SCHEDULE OF AREAS :** Please refer to the floor plans for detail

| <b>Unit</b> | <b>Sq Ft</b>        | <b>Rent per Annum</b> |
|-------------|---------------------|-----------------------|
| 1           | 1987                | £60,000               |
| 2           | 1084                | £30,000               |
| 3           | 4430                | £88,000               |
| 4           | 861 + 468 Mezzanine | £25,000               |
| 5           | 2860                | £58,000               |
| 6           | 1606                | £48,000               |

**BUSINESS RATES:**

| <b>Unit</b> | <b>Rateable Value</b> | <b>Rates Payable (small business)</b> |
|-------------|-----------------------|---------------------------------------|
| 1           | £25,500               | £12,724.50                            |
| 2           | £13,500               | £6,736.50*                            |
| 3           | £67,500               | £33,682.50**                          |
| 4           | £14,500               | £7,235.50*                            |
| 5           | £30,500               | £15,219.50                            |
| 6           | £16,000               | £7,984                                |

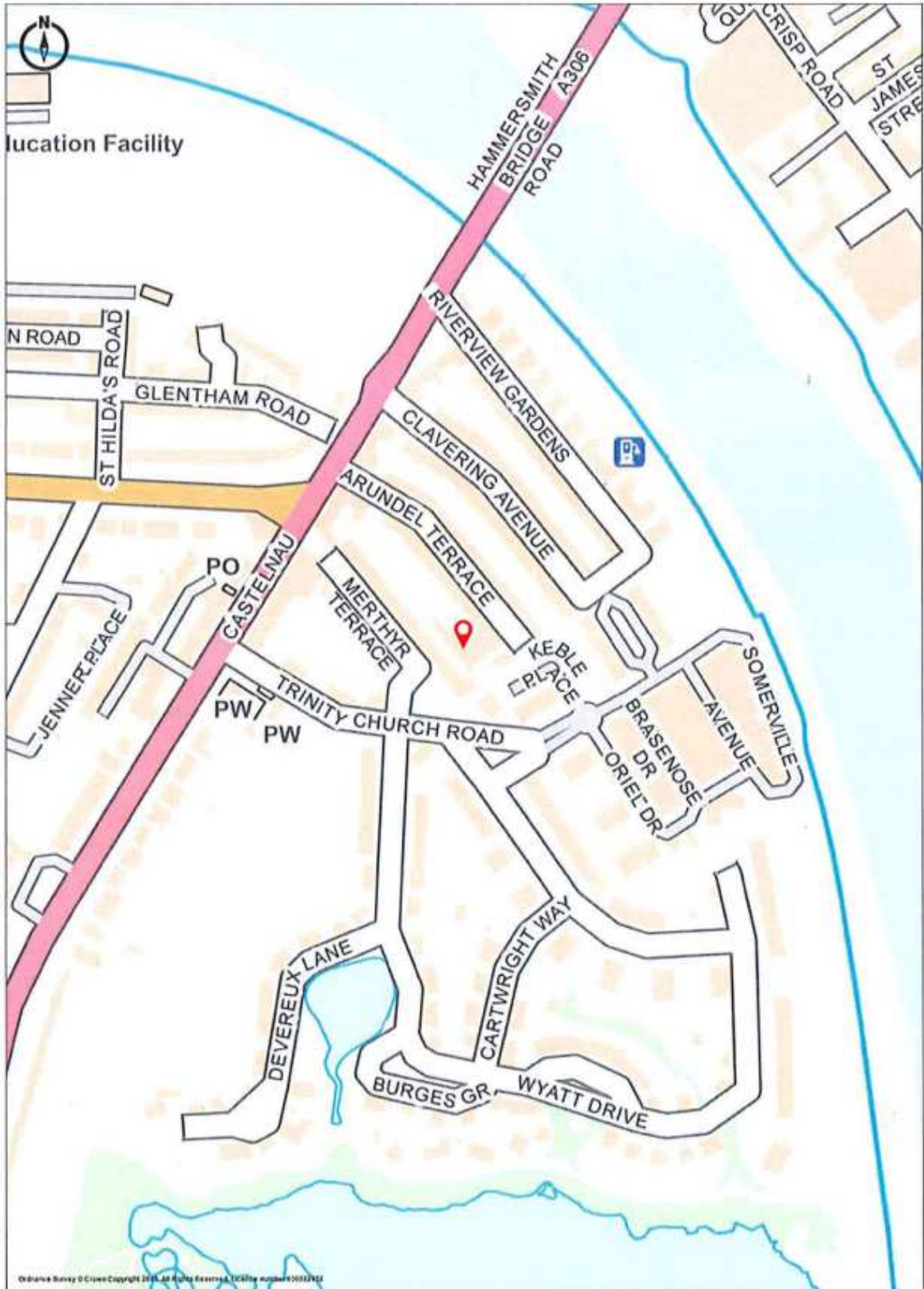
\*Qualifies for Small Business Rates Relief

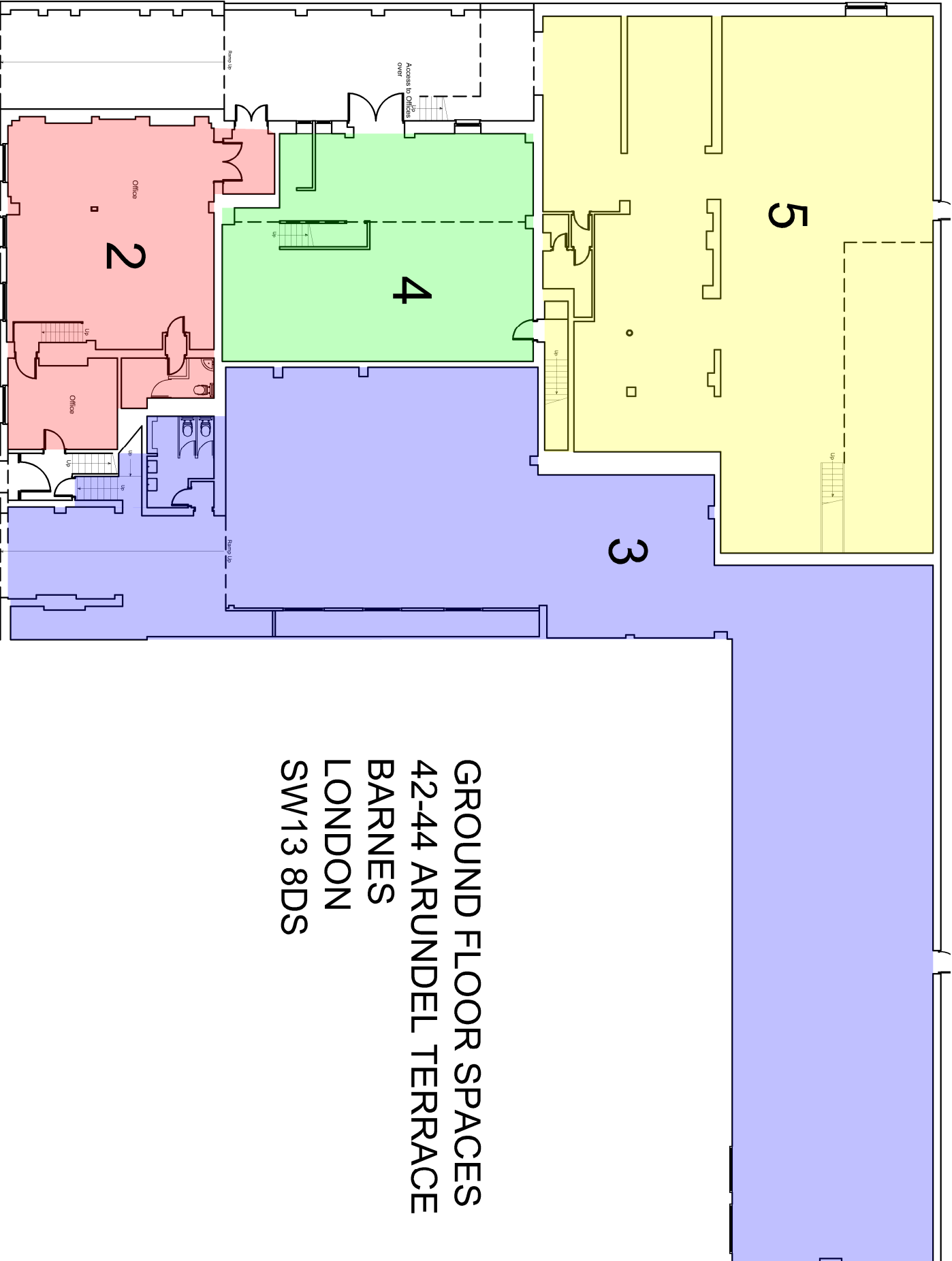
\*\*We believe the VOA floor areas to be incorrect and will be challenging for these to be reduced

For any queries on business rates relief please refer to VOA and London Borough of Richmond Upon Thames

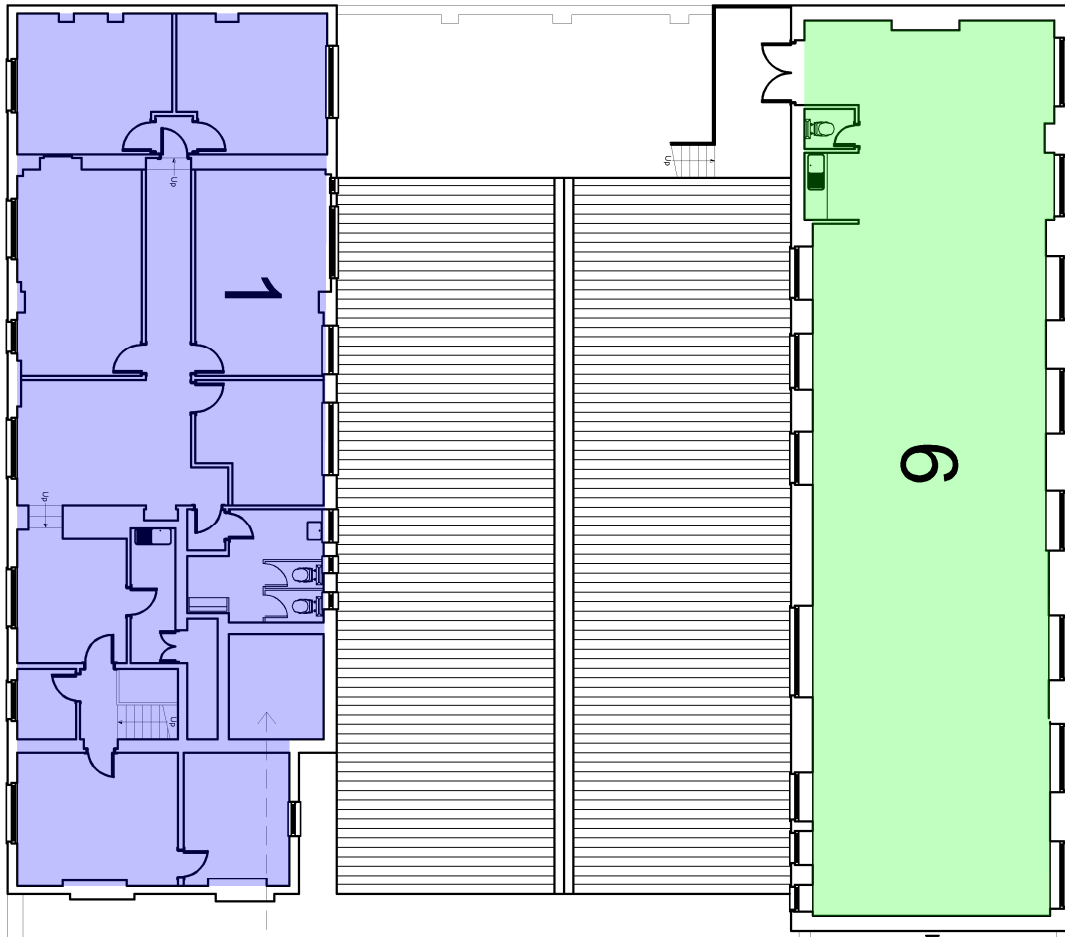
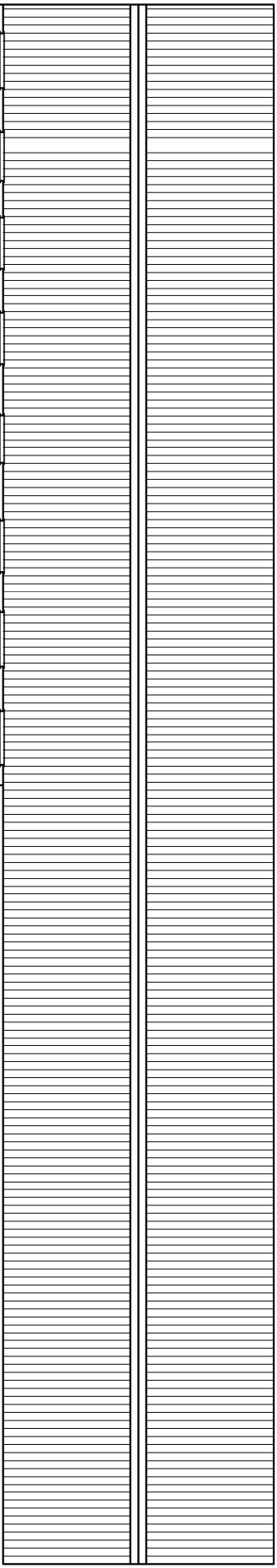
**VIEWING:**

**By appointment only Monday to Thursday 10am-3.30pm only  
Anyone attending the property without an appointment will not be granted entry as there are health and safety protocols in place due to the ongoing construction work**





**GROUND FLOOR SPACES  
42-44 ARUNDEL TERRACE  
BARNES  
LONDON  
SW13 8DS**



**FIRST FLOOR SPACES**  
**42-44 ARUNDEL TERRACE**  
**BARNES**  
**LONDON**  
**SW13 8DS**

