



5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8987 9190

Fax 020 8987 9491

E-mail ac@whitmanandco.com

Website www.whitmanandco.com

RECEIVED
13 JUN 2006
PLANNING

06/1981/FUL

Shila Raithata
Prontaprint
302 Upper Richmond Road West
East Sheen
London SW14

28 April 2006

Dear Shila,

RE: OFFICES, 302 UPPER RICHMOND ROAD WEST, SW14

You have asked us to prepare a report for you with regard to the first and second floors at 302 Upper Richmond Road, SW14 which you instructed us to let as offices in October 2004.

The premises to be let comprises a separate entrance at street level leading down a corridor to a steep set of stairs accessing the upper floors. On the half landing is a single WC with wash hand basin.

The First Floor Offices comprise a reception area with glass partition to provide a meeting room approximately 11'0" x 14'6". A further two offices 16'11" x 13'2" overall divided by a stud partition.

On the Second Floor Landing a kitchenette has been created 3'10" x 5'11" with single stainless steel drainer, cupboards, fridge. There is also a large cupboard. There are two offices measuring 10'10" x 10'2" + 4'3" x 7'6" and 13'3" x 18'2".

In total, we measured the premises to RICS guidance and they provide about 764 sq.ft.

Overall the premises have been kept in reasonable condition, wind and watertight. Double glazed windows have replaced the originals and the offices have the benefit of an alarm and entry phone system.

Our instructions were to market the premises on flexible terms quoting £12,500 pax.

We erected a 'TO LET' board on the property and have advertised the details on the Whitman & Co Commercial website since October 2004.

We dispatched details of the property to our registered applicants seeking suitable offices.



We have received calls from interested occupiers sparingly over the marketing period and whilst we have carried out possibly a dozen viewings over the period of time, we did not receive a single formal offer to take the premises even though we were prepared to reduce the rent and/or offer the most flexible terms,

I attach a further copy of our marketing details for your records.

I enclose a copy of the FOCUS database records on available offices in the SW14 area from which you will see there are a number of newer available properties in the area.

I also attach a copy of the FOCUS office requirement database showing the number of known requirements by office occupiers seeking premises in this general location, most of whom are seeking to be in Richmond, and all are seeking larger premises.

My opinion is that the orientation and layout of the premises, together with the awkward stair access is not conducive to the requirements of current occupiers who are more likely to be seeking open plan more modern accommodation on a single level and the only likely occupier would come from other types of user i.e. service sector D1/D2 or Taxi firms etc at either an unviable low rent or with a requirement too costly to be worthwhile.

If alternative uses were to be considered, other than B1 employment, then the same arguments would need to be considered. In any event, those parties did not produce serious interest in the property.

We do not believe that there is a ready market for these premises as offices as we have readily marketed them for 18 months and whilst there has been initial interest in the location and overall size, the layout, access, age and disposition of the accommodation has made them impossible to find an occupier at any rent.

Even if we continued to market the property to the likely local occupiers, we do not believe the overall East Sheen office sector is likely to produce a tenant in the near future if ever.

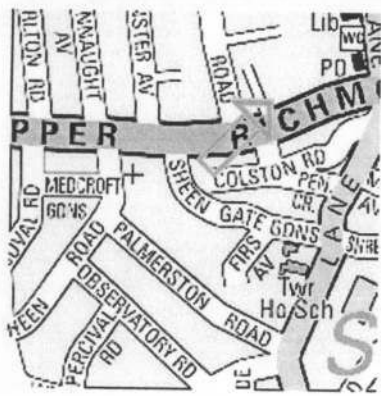
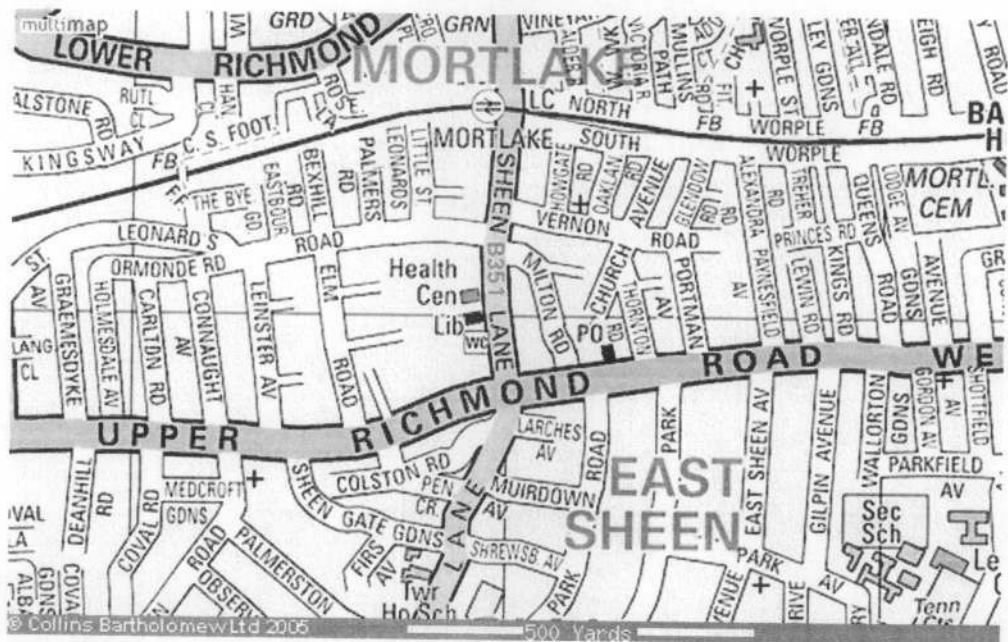
We hope this synopsis provides you with the support you need to progress your discussions. Please do not hesitate to contact me for any further information.

Yours sincerely

Andrew R Clark MRICS
Whitman & Co Commercial

**SELF CONTAINED
FIRST & SECOND FLOOR OFFICES
302 UPPER RICHMOND ROAD WEST
SW14
CLOSE TO WAITROSE
764 SQ.FT./71SQ.M ON TWO FLOORS
ENTRY AND ALARM SYSTEM
RATEABLE VALUE £8,700
AVAILABLE IMMEDIATELY
£12,500 PAX ON NEW LEASE
VIEWING THROUGH SOLE AGENT
WHITMAN & CO COMMERCIAL
020 8987 9190**





REQUIREMENT WORD REPORT PROVIDED BY FOCUS

Received Date 28 Apr 2006
Location SOUTH WEST LONDON
Use Office
Requirement Size 3,000 - 4,000 sq ft
Contact Details NZO SKILLS TUTORIALS LTD
89 Bickersteth Road,
London,
SW17 9SH

Mr. Horace Ankrah , Propertor
020 8772 4789 (Tel)

Notes Due to expansion, NZO Skills Tutorials Ltd has a requirement for alternative office space/training space in South West London in which to accommodate 11 staff. The company requires four to six classrooms each holding 15 to 20 people. Occupation of a suitable property is scheduled to occur September 2006.

Received Date 20 Apr 2006
Location RICHMOND (SURREY)
Use Office
Requirement Size 1,200 - 1,800 sq ft
Contact Details FORWARD THINKING SOLUTIONS LTD
White Lion Court, Swan Street,
Isleworth,
TW7 6RN

Mrs. Kate Martin , Office Manager
020 8758 0240 (Tel)

Notes Forward Thinking Solutions has a requirement for alternative office space in Richmond in which to accommodate 12 staff. Occupation of a suitable property is scheduled to occur in 8 to 10 months. Agents have been consulted.

Received Date 24 Mar 2006
Location RICHMOND (SURREY)
Use Office
Requirement Size 1,500 - 3,000 sq ft
Contact Details HYDROWINGAS LTD
Bridge House, 3 Heron Square,
Richmond,
TW9 1EN

Ms. Laura Braley , Office Manager
020 8439 9680 (Tel)

Notes Due to expansion, HydroWingas Ltd has a requirement for alternative office space in Richmond in which to accommodate 15 to 20 staff. Occupation of a suitable property is scheduled to occur September 2006. Agents have not yet been appointment.

Received Date 14 Mar 2006
Location WEST LONDON
Use Office
Requirement Size 2,500 - 3,000 sq ft
Contact Details DAVIES CHARTRED LOSS ADJUSTERS
Sinclair House, The Avenue,
London,
W13 8NT

Mr. Mark Tonkin , Partner
020 8998 5664 (Tel)

Notes Davies Chartered Loss Adjusters has a requirement for alternative office space in West London in which to accommodate 25 staff. Occupation of a suitable property is schedule to occur within the next 6 months. The company's landlord is currently helping them search for space.

Received Date 15 Feb 2006

Location SE1, SE10, SE11, SE12, SE13, SE14, SE15, SE16, SE17, SE18, SE19, SE2, SE20, SE21, SE22, SE23, SE24, SE25, SE26, SE27, SE28, SE3, SE4, SE5, SE6, SE7, SE8, SE9, SW1, SW10, SW11, SW12, SW13, SW14, SW15, SW16, SW17, SW18, SW19, SW2, SW20, SW3, SW4, SW5, SW6, SW7, SW8, SW9

Use Office

Requirement Size 4,000 - 4,000 sq ft

Contact Details SUBLIME SOFTWARE SOLUTIONS LTD
Trident Business Centre, Bickersteth Road,
London,
SW17 9SH

Mr. Len Jones , Managing Director
020 8516 7727 (Tel)
lenjones@sublime-solutions.co.uk

Notes Sublime Software Solutions Ltd has a requirement for 4,000 sq ft of office space in South London. The company will lease out any excess space as an investment. Occupation of a suitable property is scheduled to occur in 7 to 10 months.

Received Date 15 Feb 2006

Location SOUTH WEST LONDON

Use Office

Requirement Size 1,500 - 1,500 sq ft

Contact Details GRANIT ARCHITECTS
99-101 Lavender Hill,
London,
SW11 5QL

Mr. Robert Wilson , Business Director
020 7924 4555 (Tel)
mrcw@granit.co.uk

Notes Granit Architects has a requirement for 1,500 sq ft of office space in South West London. Occupation of a suitable property is scheduled to occur in six to eight months. Agents have been consulted.

Received Date 10 Feb 2006
Location WEST LONDON
Use Office
Requirement Size 1,000 - 1,500 sq ft

Contact Details
AURAN LTD
808 Greenford Road,
Greenford,
UB6 8QP

Mr. Guy Riaz , Director
0208 930 2836 (Tel)

Notes Auran Ltd has a requirement for alternative office space in West London in which to accommodate 10 staff. Occupation of a suitable property is scheduled to occur May 2006.

Received Date 24 Jan 2006
Location SOUTH WEST LONDON
Use Office
Requirement Size 5,000 - 7,500 sq ft

Contact Details
ALSOP ARCHITECTS LTD
39-49 Parkgate Road,
London,
SW11 4NP

Ms. Lorna Stenson , Office Manager
020 7978 7878 (Tel)

Notes Alsop Architects Ltd has a requirement for alternative office space in south west London in which to accommodate 50 staff. Occupation of a suitable property is scheduled to occur in six to 12 months. Agents have been consulted.

Received Date 28 Dec 2005
Location WEST LONDON
Use Office
Requirement Size 10,000 - 10,000 sq ft

Contact Details PRINCE EVANS
77 Uxbridge Road,
London,
W5 5ST

Mr. Anthony Best , Partner
020 8567 3477 (Tel)
abest@prince-evans.co.uk

Notes Prince Evans plans to shortly activate a search for 10,000 sq ft of alternative office space in West London. The company plans to merge two offices and would like to relocate in 12 to 18 months. Agents have been consulted and a written approach is advised.

Received Date 29 Nov 2005
Location SOUTH WEST LONDON
Tenure Leasehold/ Freehold
Use Office
Requirement Size 3,000 - 5,000 sq ft

Contact Details LAMBETH LAW CENTRE
49 Effra Road,
London,
SW2 1BZ

Mr. Patrick Marples , Solicitor
020 7737 9180 (Tel)

Notes Due to expansion, Lambeth Law Centre has a requirement for office space in which to accommodate 30 staff. Occupation of a suitable property is scheduled to occur in eight months. Agents have been consulted.

Received Date 21 Nov 2005
Location SOUTH WEST LONDON
Tenure Leasehold/ Freehold

Use Office
Requirement Size 10,000 - 15,000 sq ft

Contact Details CYBERVIEW LTD
15 Ives Street,
London,
SW3 2ND

Miss. Jenny Bartley , Receptionist
020 7761 3000 (Tel)

Notes Due to expansion, Cyberview Ltd has a requirement for alternative office space in which to accommodate 100 staff. Occupation of a suitable property is scheduled to occur by April 2006. Agents have not yet been appointed.

Received Date 21 Nov 2005
Location RICHMOND (SURREY)
Tenure Leasehold/ Freehold

Use Office
Requirement Size 2,000 - 3,750 sq ft

Contact Details SERAC COMMUNICATIONS LTD
184 New Kings Road,
London,
SW6 4HF

Miss. Mandy Terry , Office Manager
020 7371 5571 (Tel)

Notes Due to expansion, Serac Communications has a requirement for alternative office space in Richmond in which to accommodate 20 to 25 staff. Occupation of a suitable property is scheduled to occur early March 2006.

Received Date 17 Nov 2005
Location WEST LONDON
Tenure Leasehold/ Freehold
Use Office
Requirement Size 4,000 - 6,000 sq ft
Contact Details INQUILAB HOUSING ASSOCIATION LTD
Grove House, North Road,
Southall,
UB1 2JL

Ms. Gina Amoh , Chief Executive
020 8843 1263 (Tel)
info@inquilabha.org

Notes Inquilab Housing Association Ltd has a requirement for 4,000 to 6,000 sq ft of office space. Occupation of a suitable property is scheduled to occur within 12 months. Agents have not yet been appointed.

Received Date 12 Oct 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 1,500 - 2,000 sq ft
Contact Details BLUW CREATIVE LTD
Thornton House, Thornton Road,
London,
SW19 4NQ

Mr. Chris White , Director
020 8405 6406 (Tel)

Notes Due to expansion, Bluw Creative has a requirement for 1,500 sq ft office space in South West London. Occupation of a suitable property is scheduled to occur in 6 to 12 months.

Received Date 03 Oct 2005
Location WEST LONDON
Tenure Leasehold/ Freehold
Use Office
Requirement Size 3,750 - 4,250 sq ft
Contact Details PURSUING INDEPENDENT PATHS
4e Shirland Mews,
London,
W9 3DY

Mr. Dan Kisumbi , Head Of Services
02089604004 (Tel)

Notes Pursuing Independent Paths has a requirement for approximately 3,500 sq ft of office/training space. Occupation of a suitable property is scheduled to occur by lease break in December 2005. Agents have not yet been appointed.

Received Date 15 Sep 2005
Location WEST LONDON
Tenure Leasehold/ Freehold
Use Office
Requirement Size 7,000 - 8,000 sq ft
Contact Details HITACHI EUROPE LTD
1 Wallbrook Business Centre Green Lane,
Hounslow,
TW4 6NW

Mr. Mark Murphy , Divisional Director
02085727554 (Tel)
mark.murphy@hitachicapital.co.uk

Notes Hitachi Europe Ltd has a requirement for alternative office space in West or Central London in which to accommodate 70 to 80 staff. Occupation of a suitable property is scheduled to occur in six to 12 months.

Received Date 02 Sep 2005
Location RICHMOND (SURREY), WATERLOO (GREATER LONDON)
Use Office
Requirement Size 2,250 - 2,750 sq ft
Contact Details ELECTRONIC MEDIA SYSTEMS LTD
256-260 Waterloo Road,
London,
SE1 8RP

Mr. Dermot Casey , Finance Director
020 7202 2140 (Tel)
dermot@ems-group.co.uk

Notes Electronic Media Systems Ltd has a requirement for 2,500 sq ft of office/factory space in Waterloo or Richmond. Occupation of a suitable site is scheduled to occur within the next 12 months.

Received Date 25 Aug 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 17,000 - 25,500 sq ft
Contact Details METROPOLITAN HOUSING TRUST GROUP
Mht House, Crescent Lane,
London,
SW4 9RS

Mr. Robin Caunt , Office Manager
020 7501 2305 (Tel)

Notes Metropolitan Housing Trust Ltd has instructed agents to identify alternative office space in South West London in which to accommodate 170 staff. Occupation of a suitable property is scheduled to occur by end 2005.

Received Date 22 Aug 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 2,000 - 3,000 sq ft

Contact Details AUTOCUE LTD
265 Merton Road,
London,
SW18 5JS

Mr. Alan Lawrence , Finance Director
020 8870 0104 (Tel)

Notes Autocue Ltd has instructed agents to identify alternative office space in South West London in which to accommodate 20 staff. Occupation of a suitable property is scheduled to occur within the next six months.

Received Date 08 Aug 2005
Location WEST LONDON
Use Office
Requirement Size 6,000 - 9,000 sq ft

Contact Details LAFFERTY GROUP
Colannades, 82 Bishops Bridge Road,
London,
W2 6BB

Miss. Pamela Eligio , Project Manager
020 7563 5611 (Tel)
pamelaeligio@vrtpublishing.com

Notes Due to expansion, Lafferty Group has a requirement for alternative office space in West London in which to accommodate 60 office staff. Occupation of a suitable property is scheduled to occur by December 2005.

Received Date 22 Jul 2005
Location RICHMOND (SURREY)
Tenure Leasehold/ Freehold
Use Office
Requirement Size 2,700 - 3,300 sq ft
Contact Details SRCG LTD
Process House, 36 Paradise Road,
Richmond,
TW9 1SE

Ms. Maria Hamer , Office Manager
020 8948 4048 (Tel)
maria.hamer@srcg.com

Notes Due to expansion, SRCG Ltd has a requirement for 2,500 sq ft to 3,000 sq ft of office space in Richmond. Occupation of a suitable property is scheduled to occur by lease expiry January 2006.

Received Date 20 Jul 2005
Location ADDLESTONE, BANSTEAD, BARKING, BARNET, BECKENHAM, BEXLEYHEATH, BOREHAMWOOD, BRENTFORD, BROMLEY, BUSHEY, BYFLEET, CARSHALTON, CATERHAM, CHEAM, CHERTSEY, CHESSINGTON, CHIGWELL, CHISLEHURST, COBHAM, COCKFOSTERS, COULSDON, CRAYFORD, CROYDON, DAGENHAM, DARTFORD, DENHAM, E1, E10, E11, E12, E13, E14, E17, E18, E2, E3, E4, E6, E7, E8, E9, EASTCOTE, EDGWARE, ELSTREE, ENFIELD, EPSOM, ERITH, ESHER, EWELL, FELTHAM, FRIERN BARNET, GREENFORD, HAMPTON, HANWORTH, HARROW, HEATHROW, HERSHAM, HESTON, HILLINGDON, HOOK, HORNCHURCH, HOUNSLOW, ILFORD, KENLEY, KEW, KINGSTON UPON THAMES, LOUGHTON, MITCHAM, MORDEN, N1, N11, N12, N13, N14, N15, N17, N18, N19, N2, N20, N21, N22, N3, N4, N5, N6, N7, N8, N9, NEW MALDEN, NORTHOLT, NW10, NW11, NW2, NW3, NW4, NW6, NW7, NW8...
Use Office
Requirement Size 2,000 - 4,500 sq ft
Contact Details HUMAN CAPITAL LTD
38 Bedford Place,
London,
WC1B 5JH

Ms. Sue Brennan , Office Manager
020 7681 7788 (Tel)
sue.brennan@humancapital.co.uk

Notes Human Capital has instructed agents to identify alternative office space within close proximity of the Central Line in which to accommodate 20 to 30 staff. Occupation of a suitable property is scheduled to occur by lease expiry March 2006.

Received Date 18 Jul 2005
Location EC2, EC3, FARRINGTON, WEST LONDON
Use Office
Requirement Size 18,000 - 24,000 sq ft
Contact Details DANIEL WATNEY
25-29 Hosier Lane,
London,
EC1A 9LQ

Mr. Roger Adams
020 7246 5054 (Tel)
radams@danwat.com

Received Date 29 Jun 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 10,000 - 15,000 sq ft
Contact Details RIG DESIGN SERVICES LTD
Tower, 125 High Street,
London,
SW19 2JG

Ms. Brenda Mulkerrin , Office Manager
020 8254 3600 (Tel)

Notes Rig Design Services has a requirement for alternative office space in South West London in which to accommodate 100 staff. The company's current building is due to be demolished and it expects to relocate early 2006.

Received Date 29 Jun 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 1,500 - 2,250 sq ft
Contact Details ACTION FOR EMPLOYMENT LTD
Tower, 125 High Street,
London,
SW19 2JG

Mr. Jason Burgess , Office Manager
020 8545 0123 (Tel)
Notes Action for employment Ltd has a requirement for alternative office space in South West London in which to accommodate 15 staff. Occupation of a suitable property is scheduled to occur by Mid 2006.

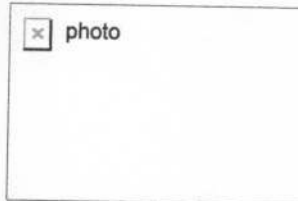
Received Date 07 Jun 2005
Location E1, E14, EAST LONDON, EC1, EC2, EC3, EC4, KENSINGTON, MAYFAIR, NORTH LONDON, NORTH WEST LONDON, NW1, SE1, SOHO, SOUTH EAST LONDON, SOUTH WEST LONDON, ST JAMES'S, SW3, SW7, VICTORIA, WC1, WC2, WEST LONDON
Use Office
Requirement Size 2,000 - 3,000 sq ft
Contact Details RENTOKIL INITIAL PLC
Rentokil House, Garland Road,
East Grinstead,
RH19 1DR

Mr. Graham Brown , Director Of Uk, Legal & Property Services
01342 327 171 (Tel)
Notes Rentokil Initial has a requirement for office space office space in London for 20 staff in order to create a London headquarters. Occupation of suitable property is scheduled to occur within the next 12 months.

Received Date 31 May 2005
Location SOUTH WEST LONDON
Use Office
Requirement Size 2,000 - 2,500 sq ft
Contact Details LONDON CARE PLC
Brown And Root House, 125 High Street Colliers Wood,
London,
SW19 2JG
Mr. Jason Fabien , Branch Manager
020 8544 7700 (Tel)
Notes London Care plc has a requirement for 2,000 sq ft of office space in South West London. Occupation of a suitable property is scheduled to occur within the next 12 months.

Received Date 19 May 2005
Location BRENTFORD, COLNBROOK, GREENFORD, HEATHROW, HILLINGDON, ISLEWORTH, KEW, NORTHOLT, NW10, NW2, NW6, SOUTHALL, SW10, SW3, SW5, SW6, TEDDINGTON, TWICKENHAM, UXBRIDGE, W10, W11, W12, W13, W2, W4, W5, W6, W7, W8, W9, WEST DRAYTON, YIEWSLEY
Use Office
Requirement Size 18,000 - 27,000 sq ft
Contact Details KRAFT FOODS MIDDLE EAST & AFRICA LTD
Kew House, 6 Capital Interchange Way,
Brentford,
TW8 0EX
Ms. Sue London , Office Manager
020 8580 2580 (Tel)
slouden@krafteurope.com
Notes KRaft Foods International has a requirement for alternative office space to the West of London in which to accommodate 180 staff. Occupation of a suitable property is scheduled to occur within the next 2 years.

Report : Property : Office Availability : Full Report



850 - 2,110 sq ft

Boat Race End, Mortlake High Street, London, SW14 8HL

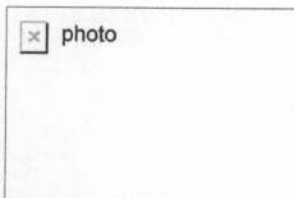
LOCATION	The property is located on Mortlake High Street opposite the junction with Sheen Lane. Mortlake and Barnes B Stations are close by.									
DESCRIPTION	Comprises Terrace two which is self contained and has two separate units with its own direct access via Mortlake High Street. The units are available together or separately.									
FLOORS AVAILABLE	<table border="0"> <tr> <td>Unit 2</td> <td>1,260 sq ft</td> <td>£ 23.21 psf</td> </tr> <tr> <td>Unit 1</td> <td>850 sq ft</td> <td>£ 24.24 psf</td> </tr> <tr> <td>Total</td> <td>2,110 (approx) sq ft</td> <td></td> </tr> </table>	Unit 2	1,260 sq ft	£ 23.21 psf	Unit 1	850 sq ft	£ 24.24 psf	Total	2,110 (approx) sq ft	
Unit 2	1,260 sq ft	£ 23.21 psf								
Unit 1	850 sq ft	£ 24.24 psf								
Total	2,110 (approx) sq ft									
AMENITIES	Double Glazing , Electric Heating , Light Fittings , Perimeter Trunking , Wooden Floors									
LEASE	A new FRI Lease for a term to be agreed. Alternatively a long leasehold for 999 years with the price of Unit 1 a Unit 2 as 390,000.									
RENT	See individual floors for rents									
RATES	Rates Payable £ 16,352.50 per annum									
SERVICE CHARGE	Not Quoting									
POSSESSION	On completion of legal formalities									



1,244 sq ft

Boat Race End, Mortlake High Street, London, SW14 8HL

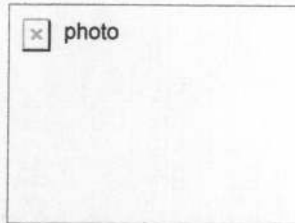
LOCATION	The property is located on Mortlake High Street opposite the junction with Sheen Lane. Mortlake and Barnes E Stations are close by.
DESCRIPTION	Comprises Terrace one which is self contained with its own direct access via Mortlake High Street, benefiting 1 ceilings with modern light fittings.
FLOORS AVAILABLE	Ground Floor, 1st Floor 1,244 sq ft Total 1,244 (approx) sq ft
AMENITIES	Double Glazing , Light Fittings , Perimeter Trunking , Wooden Floors
LEASE	A new FRI lease for a term to be agreed. Alternatively a long leasehold for 999 years
RENT	£ 28,800.00 Per Annum
RATES	Rates Payable £ 9,641.00 per annum
SERVICE CHARGE	Not Quoting
POSSESSION	On completion of legal formalities



414 - 17,300 sq ft

Boat Race End, Mortlake High Street, London, SW14 8HL


LOCATION	The property is located on Mortlake High Street opposite the junction with Sheen Lane. Mortlake and Barnes Bridge Stations are close by.										
DESCRIPTION	Comprises a modern office building with ground floor entrance on Mortlake High Street, leading to offices arranged on second and third floors, over a secure undercroft car park. The accommodation is available as a whole or separately.										
FLOORS AVAILABLE	<table> <tr> <td>3rd Floor</td> <td>5,683 sq ft</td> </tr> <tr> <td>2nd Floor</td> <td>5,634 sq ft</td> </tr> <tr> <td>1st Floor</td> <td>5,569 sq ft</td> </tr> <tr> <td>Ground Floor</td> <td>414 sq ft</td> </tr> <tr> <td>Total</td> <td>17,300 (approx) sq ft</td> </tr> </table>	3rd Floor	5,683 sq ft	2nd Floor	5,634 sq ft	1st Floor	5,569 sq ft	Ground Floor	414 sq ft	Total	17,300 (approx) sq ft
3rd Floor	5,683 sq ft										
2nd Floor	5,634 sq ft										
1st Floor	5,569 sq ft										
Ground Floor	414 sq ft										
Total	17,300 (approx) sq ft										
AMENITIES	Air Conditioning , 14 Car Parking Spaces , 13 Passenger Lift(s) , Raised Floors										
LEASE											
RENT	£ 389,250.00 Per Annum										
RATES	Rateable Value £ 350,000.00										
SERVICE CHARGE	Not Quoting										
POSSESSION	Immediately on completion of legal formalities										



506 - 4,785 sq ft

28 Sheen Lane, London, SW14 8LW

- LOCATION** This property is located approximately 1.2 miles from Kew Gardens and 0.4 miles from Mortlake Railway Station. Access from Junction 1 off M4 and Heathrow Airport is approximately 8.1 miles distant.
- DESCRIPTION** Comprises office accommodation arranged within a building which has been divided into two separate buildings property being a period property with the rear being modern.
- FLOORS AVAILABLE**
- | | |
|---------------------|-----------------------------|
| Rear, 1st Floor | 1,738 sq ft |
| Rear, Ground Floor | 506 sq ft |
| Front, 2nd Floor | 758 sq ft |
| Front, 1st Floor | 722 sq ft |
| Front, Ground Floor | 1,061 sq ft |
| Total | 4,785 (approx) sq ft |
- AMENITIES** Category 2 Lighting , Central Heating , Car Parking , Entire Building , Kitchen Facilities , Perimeter Trunking , St Ceilings
- LEASE** Available on an FRI sub-lease for a term to be agreed. The rateable value for the front building is £44,750 pa, at £28,750 pa.
- RENT** Not Quoting
- RATES** Rates differ for each floor / unit
- SERVICE CHARGE** Not Quoting
- POSSESSION** Immediately on completion of legal formalities

	
LOCATION	1,802 sq ft 75 Sheen Lane, London, SW14 8AD The property is located on the east side of Sheen Lane close to its junction with Milton Road, Mortlake British F approximately 150 metres from the building.
DESCRIPTION	he property comprises a period building with office accommodation for Sale.
FLOORS AVAILABLE	Offices 1,802 sq ft Total 1,802 (approx) sq ft
AMENITIES	Air Conditioning , Central Heating , Kitchen Facilities , Storage Space , WC's
LEASE	A new FRI Lease on terms to be agreed.
RENT	Not Quoting
RATES	Not Quoting
SERVICE CHARGE	Not Quoting
POSSESSION	Immediately on completion of legal formalities

**LOCATION****2,244 - 4,785 sq ft****Mortlake Court, Sheen Lane, London, SW14 8LW**

The property is located on the west side of Sheen Lane, approximately 100 metres from Mortlake Mainline Sta

DESCRIPTION

Comprises office accommodation divided into two separate buildings with the front building being a period buil building being modern.

FLOORS AVAILABLE

Rear, Building 2,244 sq ft

Front, Building 2,541 sq ft

Total 4,785 (approx) sq ft**AMENITIES**

Category 2 Lighting , Central Heating , 12 Car Parking Spaces , Perimeter Trunking , Suspended Ceilings , W

LEASE

An FRI sublease expiring in Jan 2014. Subject to a rent review in Jan 2009. The RV for the front building is £4 £28,750 for the rear building.

RENT

£ 102,000.00 Per Annum

RATES

Rates differ for each floor / unit

SERVICE CHARGE

Not Quoting

POSSESSION

Immediately on completion of legal formalities



278 - 1,883 sq ft

42 Upper Richmond Road West, London, SW14 8DD

LOCATION

The property is located on Upper Richmond Road West providing excellent access to Barnes Bridge Railway : approximately 0.5 miles distant.

DESCRIPTION

Comprises ground floor office suites.

FLOORS AVAILABLE

Ground Floor, Suite F	860 sq ft
Ground Floor, Suite E	745 sq ft
Ground Floor, Suite C	278 sq ft
Total	1,883 (approx) sq ft

AMENITIES

Car Parking

LEASE

An FRI sublease expiring in March 2006.

RENT

£ 25,420.50 Per Annum

RATES

Not Quoting

SERVICE CHARGE

Not Quoting

POSSESSION

Immediately on completion of legal formalities

764 sq ft

302 Upper Richmond Road West, London, SW14 7JG
LOCATION

The property is located on Upper Richmond Road West. Mortlake Railway Station is approximately 0.3 mile

DESCRIPTION

Comprises first to second floor office accommodation.

FLOORS AVAILABLE

Offices 764 sq ft £ 15.00 psf

Total 764 (approx) sq ft

AMENITIES

LEASE

A new Lease for a term to be arranged.

RENT

£ 11,460.00 Per Annum

RATES

Not Quoting

SERVICE CHARGE

Not Quoting

POSSESSION

On completion of legal formalities

5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8987 9190

Fax 020 8987 9491

E-mail ac@whitmanandco.com

Website www.whitmanandco.com

RECEIVED
13 JUN 2006
PLANNING

06/1981/FUL

Shila Raitkata
Prontaprint
302 Upper Richmond Road West
East Sheen
London SW14

28 April 2006

Dear Shila,

RE: OFFICES, 302 UPPER RICHMOND ROAD WEST, SW14

You have asked us to comment further with regard to the first and second floors at 302 Upper Richmond Road, SW14 which you instructed us to let as offices in October 2004.

Just to reiterate, the premises to be let comprises a separate entrance at street level leading down a corridor to a steep set of stairs accessing the upper floors. On the half landing is a single WC with wash hand basin.

The First Floor Offices comprise a reception area with glass partition to provide a meeting room approximately 11'0" x 14'6". A further two offices 16'11" x 13'2" overall divided by a stud partition.

On the Second Floor Landing a kitchenette has been created 3'10"x5'11" with single stainless steel drainer, cupboards, fridge. There is also a large cupboard. There are two offices measuring 10'10" x 10'2"+4'3"x7'6" and 13'3"x18'2".

You have asked whether other alternative uses might have been interested in occupying the premises. I can say that in the time we were marketing the property, the only vaguely interested party was a hairdresser and a taxi cab company.

We were surprised that there was not more interest from alternative users such as dentists, health and beauty and other service type markets and we can only think that the overall layout and steepness of the stairs were the crucial factors against a letting.

In specific terms on the basis of the suggested Council Policies, there is no reasonable likelihood of a successful letting to users in the fields of health, leisure, tourism, childcare or hotels.

We hope this further synopsis provides you with the support you need to progress your discussions. Please do not hesitate to contact me for any further information.

Yours sincerely

Andrew R Clark MRICS

Whitman & Co Commercial