



ATTRACTIVE COURTYARD OFFICES SHORT TERM LEASE



**9 Cotswold Mews, Battersea Square
London, SW11 3RA**

Location: Situated fronting Battersea Square at its junctions with Battersea High Street, Vicarage Crescent and West Bridge Road. The location of the offices provides ease of access across Battersea Bridge into Chelsea, Kensington and Central London as well as being within reasonable distance of Clapham Junction main line station.

Description: The property comprises a first floor office suite with further mezzanine floor space within the prestigious Cotswold Mews and benefits from kitchenette and WC/washroom.

Car parking is available by way of a separate licence fee.

Accommodation: 64.7 m² (696 sqft)

Lease Terms: A new full repair and insuring lease for a term to expire on 1st December 2012 or longer with Landlords break clause.

Rent: £12,000 pax plus vat.

Service Charges: Budget approximately £2.95 (2011).

VAT: We are advised that vat is payable on the rent.

Business Rates:	Rateable value	£11,500.00
	Rates Payable (11/12)	£4,979.50

Interested parties should make their own enquiries to verify these figures.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363