

Tideway Developments Limited
Unit Availability Old PowerStation & Tideway Yard
121/125 Mortlake High Street
SW14 8SN

Current Availability: January 2010

OLD POWERSTATION

Unit P03

The unit which overlooks the Thames River, measures approximately 885sq feet, suitable for a team of 8 to 9 people. The unit is split over two levels, featuring a private balcony overlooking on the upper level.

Available February TBC

Total Charges £2885.43 + VAT per calendar month

This is broken down into:

Licence fee £1,880.63 + VAT*

Business Rates £542.80 + VAT**

Service Charges £462.00 + VAT **

We also take 2 months total charges as deposit which equates to £6,780.76

Unit P04

This unit faces south on to the High Street and features lovely original features. The unit measures approximately 347 sq feet so would be suitable for a team of 3-4 people.

Available now

Total Charges £973.66 + VAT per calendar month

This is broken down into:

Licence fee £578.33 + VAT*

Business Rates £212.33 + VAT**

Service Charges £183.00 + VAT**

We also take 2 months total charges as deposit which equates to £2,288.10

Unit P06

The unit measures approximately 84sq feet so would be suitable for a single person.
The charges for this unit also includes electricity and heat.

Available February TBC

Total Charges £232.92 + VAT per calendar month

This is broken down into:

Licence fee £134.93 + VAT*

Business Rates £51.09 + VAT**

Service Charges £46.90 + VAT**

We also take 2 months total charges as deposit which equates to £547.36

Unit P07

The unit measures at approximately 987sq ft and would be suitable for a team up to 10 people. It features its own private access into the unit from the River side.

Available now

Total Charges £1,921.06 + VAT per calendar month

This is broken down into:

Licence fee £822.50 + VAT*

Business Rates £605.06 + VAT**

Service Charges £493.50 + VAT**

We also take 2 months total charges as deposit which equates to £4,514.49

Unit P08

The lower ground unit which features its own private access via French doors across the north face of the space, measures at approximately 997sq ft, making it suitable for a team up to 10 people.

Available now

Total Charges £1,968.77 + VAT per calendar month

This is broken down into:

Licence fee £830.83 + VAT*

Business Rates £611.44+ VAT**

Service Charges £526.50 + VAT**

We also take 2 months total charges as deposit which equates to £4,626.61

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1 Mills Yard, Hugon Road, Fulham, London, SW6 3AQ Tel 020 7736 7133 Fax 020 7731 8412
UK Co Reg 1727976 VAT Reg No. 429743328

Unit P09

This ground floor unit which features river views, measures at approximately 860sq ft, making it suitable for a team up to 9 people.

Available March TBC

Total Charges £2,732.76 + VAT per calendar month

This is broken down into:

Licence fee £1,755.83 + VAT*

Business Rates £528.43+ VAT**

Service Charges £448.50 + VAT**

We also take 2 months total charges as deposit which equates to £6,421.99

Unit P15

This first floor level unit features its own private access via French doors across overlooking the beautiful river Thames. The unit measures at approximately 489sq ft, making it suitable for a team up to 5 people.

Availability TBC

Total Charges £1550.51 + VAT per calendar month

This is broken down into:

Licence fee £998.38 + VAT*

Business Rates £300.13 + VAT**

Service Charges £252.00 + VAT**

We also take 2 months total charges as deposit which equates to £3,643.70

CAR SPACES

We have car spaces available on separate arrangement at £62.50 + VAT** per calendar month

Holding Deposits:

The holding deposit is to secure the above property whilst the referencing and administration for the tenancy is underway. Should you wish to proceed, the full figure (£1000) will be deducted from the first month's fees due prior to check in. Should you wish not to sign, an administration charge of £250 will be deducted from the sum and £750 will be returned.

Continued

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Referencing Procedures:

We will also require the following referencing checks:

Current landlord

Bank reference

Two trade references

Company Registration Details (in order to carry out a credit check)

Copy of latest Accounts

**negotiable*

***subject to variation. VAT at 17.5%*

Misrepresentation Act 1967: These particulars do not form any part of any other offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lesser or assignor does not make or give, and neither the firm or any of their employees have the authority to make or give, any representation or warranty in relation to this property.

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