



10 Point Pleasant, Wandsworth, SW18 1GG

**PROMINENT GROUND & FIRST FLOOR COMMERCIAL UNIT |
D2 PLANNING CONSENT**

TO LET / FOR SALE

Area: 4,397 FT² (408M²) | Initial Rent: £142,903 PA | Price: £2,405,500



Location
Wandsworth



Tube
East Putney



Train
Wandsworth Town



Availability
Immediate

LOCATION:

10 Point Pleasant is located off Putney Bridge Road next to Wandsworth Park, between Putney and Wandsworth. The vibrant riverside neighbourhood provides modern offices, medical facilities, a convenience store, Marco Polo Restaurant and The Cat's Back pub.

With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes' walk away.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available, as well as access to the Santander cycle hire docking station situated next to the premises.

The recently developed Southside shopping centre is within walking distance offering numerous retail and leisure facilities.

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DESCRIPTION:

10 Point Pleasant forms part of Riverside Commercial Quarter and extends to a total area of approximately 4,811 sq.ft. and is arranged over ground and first floor of this mixed use building.

The property currently has D2 planning consent and the Landlord is applying to re-instate B1/ D1 and A2 uses.

Floor plans are available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	2,162	201
First Floor	2,235	208
TOTAL	4,397FT²	408M²

AMENITIES:



Natural Light
Excellent



Air Conditioning
Throughout



Kitchen
Private



Disabled Access
DDA compliant



Cycle Storage
On-site



Parking
Via S/A

TENURE:

A new full repairing and insuring lease for a term to be agreed, subject to rent reviews. or 985 year unexpired.

INITIAL RENT PA: £142,903
PRICE: £2,405,500

VAT: Applicable.

SERVICE CHARGE: £8,166.52 pa plus VAT

RATES PAYABLE: Estimated at approx £56,448 pa.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

Chris Jago
Houston Lawrence
0207 801 9023
chris.jago@houstonlawrence.co.uk