



# PUTNEY EXCHANGE

## UNIT 6B IT'S GOT YOUR NAME ON



### LOCATION

Putney Exchange dominates Putney's retail offer with a strong and vibrant mix of retailers, together with car parking providing approximately 250 spaces.

Putney currently captures a total residential, worker and tourism shopper expenditure of £293.9 million per annum. The centre's catchment is extremely affluent and 66% are in the Acorn Profile Wealthy Urbanites.

Putney Exchange is anchored by Waitrose, H&M and Waterstone's. Other retailers include Oliver Bonas, JoJo Maman Bebe, Phase Eight, GAP, GAP Kids and River Island.

### ACCOMMODATION

Unit 6B is situated in a prime location close to Waterstones, Superdrug, GAP and JoJo Maman Bebe.

The property is arranged at ground floor and basement providing the following approximate dimensions and areas: -

<b>Ground Floor Area:</b>	583.58 sq m	(6,282 sq ft)
<b>Basement Ancillary:</b>	143.18 sq m	(1,541 sq ft)

### TENURE

A new lease is available for a term to be agreed on an effectively full repairing and insuring basis.

### QUOTING RENT

On application.

### SERVICE CHARGE

The current service charge payable is £62,287.28 per annum.

### RATES

The property will be reassessed for rating purposes following the completion of redevelopment works.

Interested parties are however recommended to make their own enquiries with Wandsworth Local Authority – (T) 0208 871 6000.

### EPC

An EPC certificate is available on request.

### COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



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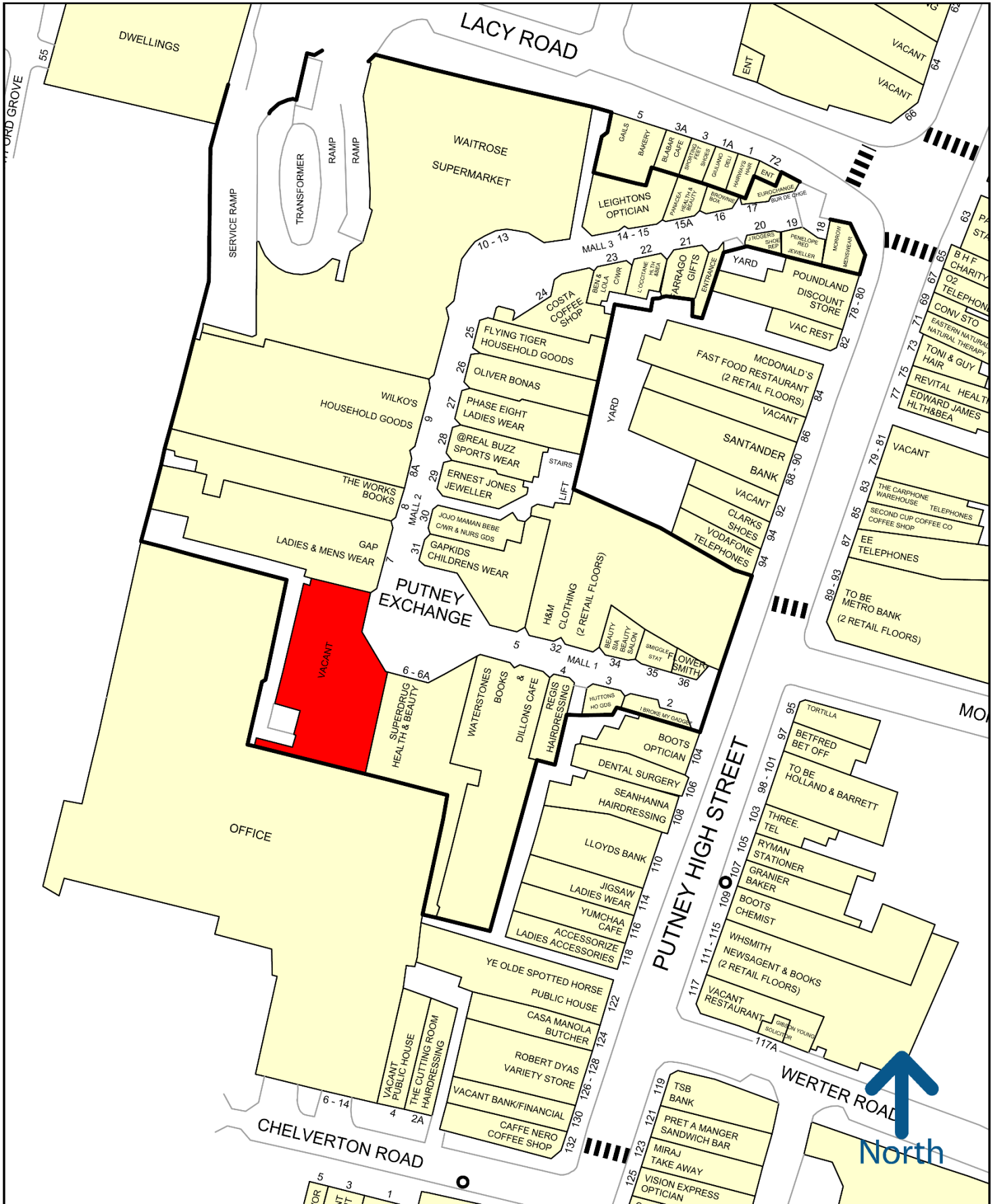
Viewing and further information strictly by prior arrangement only with Colliers, 50 George Street, London W1U 7GA [www.colliers.com](http://www.colliers.com)

Or alternatively our joint agent, Savills – Moira Hamilton/James Scanlon – 020 7409 8156

### IMPORTANT NOTICE

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