# Houston Lawrence

WANDSWORTH 10 Enterprise Way Wandsworth, SW18 1FZ VIMBLEDON

11 Alexandra Road Wimbledon, SW19 7JZ



# 100 York Road, Battersea, SW11 3RE

### RENT REDUCTION | SELF CONTAINED OFFICE OR STORAGE | SHORT TERM

# TO LET

#### Area: 3,845 FT<sup>2</sup> (357M<sup>2</sup>) | Initial Rent: £35,000 PA |



Location Battersea Train Claph

Clapham Junction

Parking Area to the rear (20 cars) Availability

LOCATION:

The available single storey office building is situated on York Road between Battersea and Wandsworth bridges in the London Borough of Wandsworth.

Clapham Junction is approx 8 - 10 minute walk, providing easy access into Central London via Victoria and Waterloo and towards Gatwick Airport.

The River Bus pontoon at Plantation Wharf offers 18 Thames Clipper services a day between Putney and Blackfriars.

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### 100 York Road, Battersea, SW11 3RE

#### **DESCRIPTION:**

Located between Lookers VW and Barker and Stonehouse, the available single storey open-plan self contained building extends to a total gross internal area of approximately 4,050 sq.ft.

Can be used for offices and/or storage.

#### **FLOOR AREA:**

AREA FT <sup>2</sup>	AREA M <sup>2</sup>	
3,845	357	
3,845FT <sup>2</sup>	357M <sup>2</sup>	
	3,845	3,845 357

#### **AMENITIES:**

	Office B1 office	Office B1 office consent		<b>Frontage</b> Prominent		K	<b>Showroom</b> Frontage		
-\-	<b>Natural</b> Good	Light	Ë.		led Access compliant				
TENURE: Short term lease to July 2021									
INITIAL RENT PA:		£35,000		VAT:	Applicable.				
SERVICE CHARGE:		Upon application.		RATES PAYABLE:	Estimated payable	Estimated at approx £25,000 pa payable			
EPC:		Available upon request.		LEGAL COSTS:	Each party to be responsible for their own legal costs.				

#### CONTACT:

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