



## 22a Point Pleasant, Wandsworth, SW18 1GG

**GROUND FLOOR COMMERCIAL PREMISES - D1 PLANNING CONSENT**

**FOR SALE / TO LET**

**Area: 3,589 FT<sup>2</sup> (333M<sup>2</sup>) | Rent: £116,643 PA | Price: £1,794,500**

### LOCATION:

22a Point Pleasant is located off Putney Bridge Road next to Wandsworth Park, between Putney and Wandsworth.

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. Putney High Street and its wide variety of shops, restaurants and waterside bars is similarly within close proximity.

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### DESCRIPTION:

The property forms part of the Riverside Commercial Quarter mixed-use scheme situated between Putney and Wandsworth. This vibrant neighbourhood comprises modern residential accommodation, offices and riverside restaurants including Marco Polo and the Cat's Back Pub.

The available ground floor commercial premises extends to a total floor area of approximately 3,589 sq ft and comprises an open plan unit with separate private offices / consulting rooms.

The unit benefits from D1 planning consent and ready for occupation Q12019.

B1 office consent subject to planning.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	3,589	333
<b>TOTAL</b>	<b>3,589FT<sup>2</sup></b>	<b>333M<sup>2</sup></b>

### AMENITIES:

- Prominent position
- Good transport connections
- D1 planning consent
- DDA compliant
- Male/Female/Disabled WCs
- Fully fitted kitchen/staff room
- Private offices
- Communal garden

### TENURE:

A new FRI lease for a term to be agreed, incorporating periodic rent reviews.

985 year unexpired.

<b>RENT PA:</b>	£116,643	<b>ASKING PRICE:</b>	£1,794,500
<b>SERVICE CHARGE:</b>	£10,707.64 pa.	<b>VAT:</b>	Applicable.
<b>EPC:</b>	Available upon request.	<b>RATES PAYABLE:</b>	Estimated at approximately £30,500 pa.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.		

### CONTACT:

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