

To Let

New Development 17-27, Garratt Lane, Wandsworth SW18 2JX—
Opposite Southside



For further information
please contact

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Location

The subject property is situated in Wandsworth Town, an affluent district of South West London within the London Borough of Wandsworth.

The premises front Garratt Lane, directly opposite Southside Shopping Centre and immediately opposite the side entrance into Debenhams. Garratt Lane is an important arterial route linking Wandsworth to Tooting, providing bus routes through to the tube network at Tooting, or access to mainline train services into Clapham Junction, Vauxhall and London Waterloo.

Other key footfall drivers in the area include Sainsbury's Superstore, Waitrose, Cineworld and numerous convenience and fashion retailers.

Tenure

Leasehold

Description

Block A fronts Garratt Lane and will be the first (four storey) residential block to be delivered in early 2019.

This block provides a brand new double height retail/leisure space offering the approximate areas and dimensions:

N.B There is scope to subdivide the unit and install a mezzanine if required. Stairs and lift installed.

Ground Floor:	571.79 sq m	6,155 sq ft
First Floor:-	232.26 sq m	2,500 sq ft
GF—floor to ceiling height:	6.18 m	20 ft 3ins
Total:	804.05 sq m	8655 sq ft

Quoting Rent

£237,000 pax

Lease

Available by way of a new FRI lease for a term to be negotiated.

Business rates

To be assessed

Planning

A1, A2, A3, A4 — Further detail on request.

Legal costs

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

EPC

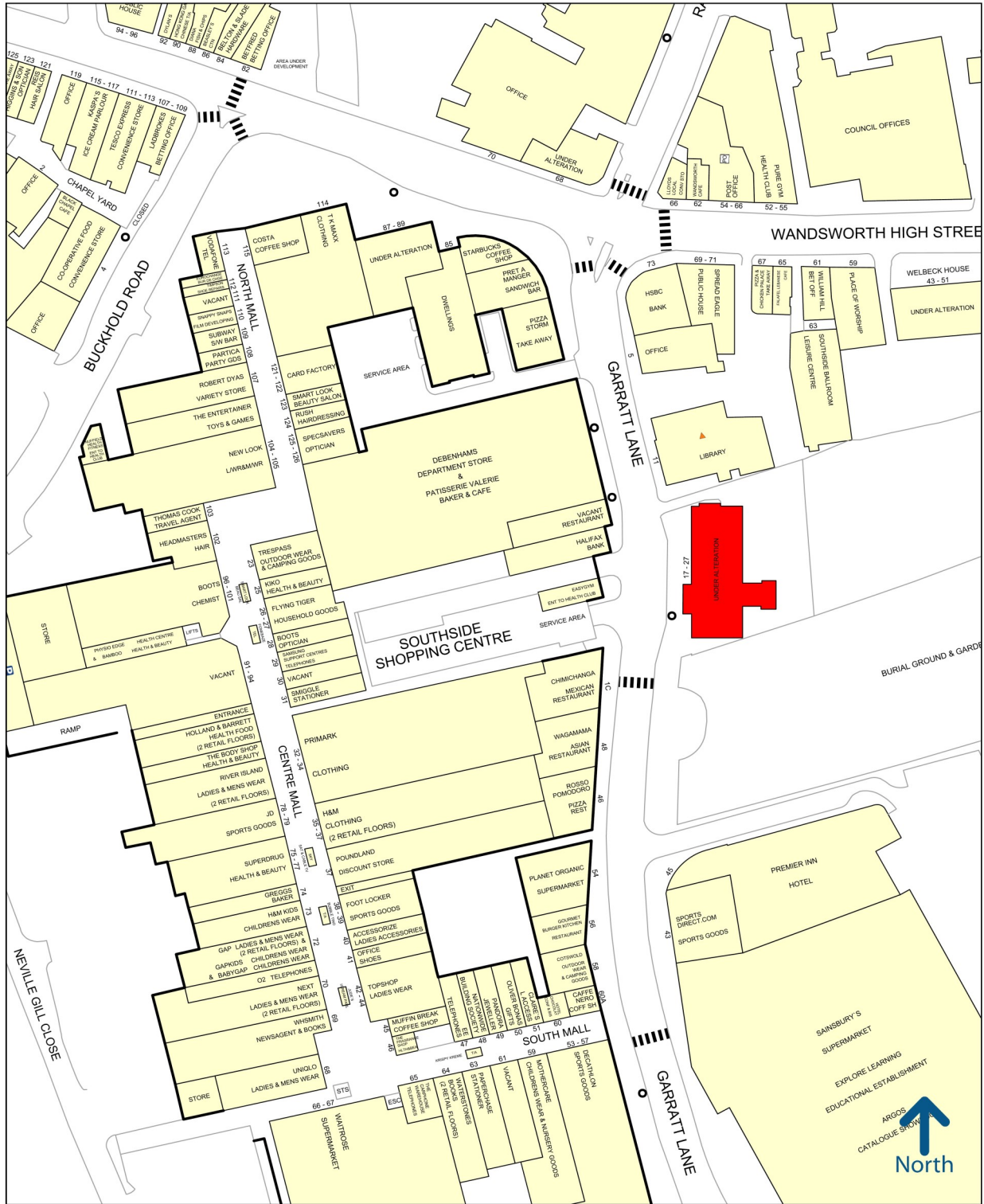
To be assessed

VAT

VAT if applicable will be charged at the standard rate.

08449 02 03 04

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50 metres

Experian Goad Plan Created: 12/03/2019
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