



Unit 2, One Eastfields Wandsworth Riverside Quarter Wandsworth SW18 1FQ

Area: 1,489 FT² (138 M²)

Initial Rent: £50,600 PA

Price: £925,000



LOCATION
Wandsworth
Riverside



AREA
1,489 sq.ft.



AVAILABILITY
Immediately



USE CONSENT
Class E



TUBE
East Putney
(District line)



TRAIN
Wandsworth Town
(Direct to Waterloo)



PARKING
Available via
agreement



CYCLE RACKS
On-site



KITCHEN
Private



CAFÉ (S)
Kat Coffee on-site





Unit 2, One Eastfields Wandsworth Riverside Quarter Wandsworth SW18 1FQ

LOCATION:

Unit 2, One Eastfields is located in the highly successful Riverside Quarter mixed use scheme by Frasers Developments situated in Point Pleasant just off Putney Bridge Road. Other local office occupiers include Youngs' Brewery, Involve Recruitment, Alsop Verrill planning consultants, Maestro Arts, Nlyte software and Osborne & Little.

Wandsworth Town mainline station (direct access to Vauxhall and Waterloo and Victoria via Clapham Junction) and East Putney underground (District Line) stations are each approximately 10-15 minutes' walk from the property.

The Thames Clipper Services stop at Riverside Quarter offering fast access to and from the West End and City at peak times (service to be extended shortly.)

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	896	83
Mezzanine	593	55

DESCRIPTION:

Self-contained commercial unit configured over ground and mezzanine level to a total floor area of 1,489 sq.ft.

TENURE:

Terms to be agreed.

Long leasehold.

VAT:

Applicable

SERVICE CHARGE:

£3,993 pa.

RATES PAYABLE:

£15,594 pa. (2021-2022).

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.

CONTACT:

Sophie Cordery

0207 924 4476

sophie.cordery@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476

10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050

11 Alexandra Road
SW19 7JZ