# Houston Lawrence







# TO LET **Unit 2, One Eastfields Wandsworth Riverside Quarter** Wandsworth SW18 1FQ

Area: 1,489 FT<sup>2</sup> (138 M<sup>2</sup>) Initial Rent: £50,600 PA

Price: £925,000



LOCATION Wandsworth Riverside



AREA 1,489 sq.ft.

SALE



AVAILABILITY Immediately



**USE CONSENT** Class E



East Putney (District line)



Wandsworth Town (Direct to Waterloo)



PARKING Available via agreement



CYCLE RACKS On-site



KITCHEN Private



Kat Coffee on-site

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### **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 <sup>2</sup> | AREA M <sup>2</sup> |
|--------------|----------------------|---------------------|
| 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: RATES PAYABLE:

Terms to be agreed. £15,594 pa. (2021-2022).

Long leasehold.

VAT: EPC:

Applicable Available upon request

SERVICE CHARGE: LEGAL COSTS:

£3,993 pa. Each party responsible for

their own legal costs.



### **CONTACT:**

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