

**COMMERCIAL UNITS FOR SALE**



**Two Units Available (Together or Separately)**

**Ground Floor Unit – 1,136 sq ft**

**First Floor Unit – 1,596 sq ft**

**Excellent Transport Links**

**Good Natural Light**

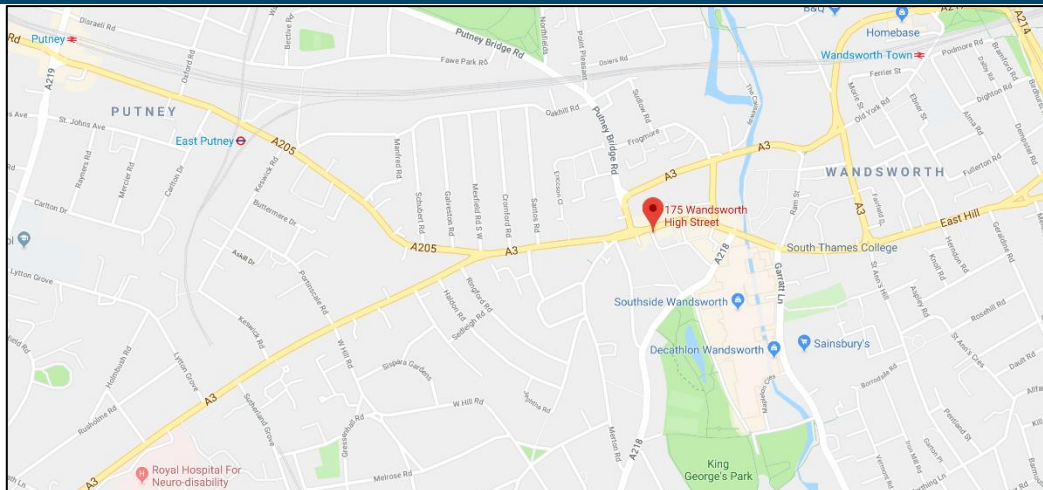
**B1 Office Planning Consent**

**Other Uses Considered STPP**

**020 7135 2033**

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### LOCATION

The property is located on a corner position on Wandsworth High Street. The property benefits from excellent transport links, situated 0.5 miles from Wandsworth Town Station and 0.6 miles from East Putney Station on the District Line. Various bus routes serve the property. The Ram Quarter development is a short distance away, creating a new retail and leisure destination for Wandsworth.

Wandsworth Borough Council is in discussions regarding the pedestrianisation of Wandsworth High Street, which will benefit the property by reducing noise and pollution.

### DESCRIPTION

The open plan units benefit from good ceiling height and excellent natural light to the front of the property through solar triple-glazed glass.

The First Floor unit will be handed over ready for occupation, fitted to a high standard including solid wood flooring, A/C, perimeter trunking, kitchenette and WC facilities.

The Ground Floor unit is currently in shell and core condition with capped services.

### LEGAL COSTS

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

### PLANNING

B1 planning consent is in place. Other uses will be considered STPP.

### GUIDE PRICE – 125 YEAR LEASE

Ground Floor: £495,000 (Shell + Core)

First Floor: £880,000 (CAT A Fit-Out)

VAT TBC

### MEASUREMENTS

Ground Floor 105.5 sq m 1,136 sq ft

First Floor 148.3 sq m 1,596 sq ft

**Total Floor Area 253.8 sq m 2,732 sq ft**

### BUSINESS RATES

The property will be rated upon completion of the works.

Interested parties are advised to make their own enquiries with Wandsworth Borough Council.

### EPC

An EPC will be commissioned upon completion of the works.

Copy available upon request.

### VIEWING

Viewings strictly through sole agents Randell Commercial.

Please contact Mike or Ashley on 020 7135 2033 for further information.

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