Houston Lawrence

10 Enterprise Way Wandsworth, SW18 1FZ 11 Alexandra Road Wimbledon, SW19 7JZ



River House, 33 Point Pleasant, Wandsworth, SW18 1NN

2nd FLOOR OFFICE | SHORT WALK FROM EAST PUTNEY TUBE | **READY FOR OCCUPATION**

TO LET

Tube

Area: 4,635 FT² (431M²) | Initial Rent: £20 PA |



East Putney (District)



Wandsworth Town



Cycle Storage On-site



Availability Immediate

LOCATION:

River House is situated on the west side of Point Pleasant and is approached from Putney Bridge Road, to the East of Wandsworth Park located 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 development on Osiers Road.

The recently developed South Side 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 are similarly within close proximity.

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DESCRIPTION:

The available second floor open-plan office extends to a total area of approximately 4,635 sq.ft. The unit benefits from excellent natural light and private offices / meeting rooms.

Available for occupation.

Floor plans upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²	
Second Floor	4,635	431	
TOTAL	4,635FT ²	431M ²	

AMENITIES:

	Office B1 office consent		Meeting Rooms Private	*)	Air Conditioning Throughout		
-\-	Natural Light Good	Ġ.	Disabled Access DDA compliant		Parking Via arrangement		
TENURE:							
Flexible leases for a term to be agreed.							
INITIAL RENT P	A: £20		VAT:	Applicabl	e.		
SERVICE CHARC	5E: £9,920 pa.		RATES PAYABLE:	Estimate	d at approx £41,000 pa.		

LEGAL COSTS:

EPC: Available upon request.

CONTACT:

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Each party to be responsible for their

own legal costs.

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