



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

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

### TO LET

**Area: 4,635 FT<sup>2</sup> (431M<sup>2</sup>) | Initial Rent: £20 PA |**



**Tube**  
East Putney  
(District)



**Train**  
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 <sup>2</sup>	AREA M <sup>2</sup>
Second Floor	4,635	431
<b>TOTAL</b>	<b>4,635FT<sup>2</sup></b>	<b>431M<sup>2</sup></b>

### AMENITIES:



**Office**  
B1 office consent



**Meeting Rooms**  
Private



**Air Conditioning**  
Throughout



**Natural Light**  
Good



**Disabled Access**  
DDA compliant



**Parking**  
Via arrangement

### TENURE:

Flexible leases for a term to be agreed.

**INITIAL RENT PA:** £20

**VAT:** Applicable.

**SERVICE CHARGE:** £9,920 pa.

**RATES PAYABLE:** Estimated at approx £41,000 pa.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

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