PROPERTY PARTICULARS

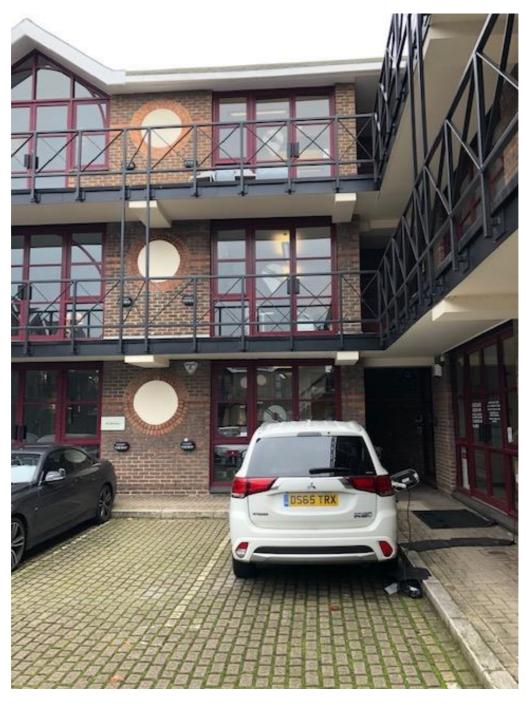


SELF CONTAINED OFFICE Arranged over Ground, first and second Floors

10 Northfields
Wandsworth Park
Putney
London SW18 1PE

Approx 850 sq ft (Plus Car Parking)

To Let



7-10 Chandos Street Cavendish Square London W1G 9DQ

T 020 3205 0200 F 020 3205 0201 info@hng.co.uk

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: I: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

• Regulated by RICS



LOCATION

Northfields Prospect is a purpose built courtyard office scheme at the junction of Northfields with Putney Bridge Road and overlooking Wandsworth Park. East Putney (District Line) underground station is approximately 9 minutes walkaway and Putney Mainline (High Street) or Wandsworth Town Main line railway stations are approximately 12 minutes walkaway. The Thames clipper riverbus service goes from Wandsworth Riverside Pier (3 mins walk) to the West End, City and Docklands

The location benefits from 8 hectare of Wandsworth Park, a wonderful Riverside environment and a wide variety of Gastro pubs, cafés and restaurants within the local area. Shopping facilities at Southside, Wandsworth and Putney High Street are within a short walk.



Second floor





DESCRIPTION

The premises are arranged over ground, first and second floors.

External decorations are being undertaken to the scheme at the present time.

There is one car parking space allocated with the unit and additional pay and display parking close by. Wandsworth business car parking passes may also be available.

FLOOR AREA

Set out below are the approximate floor areas:

2nd Floor Approx. 300 sq ft 1st Floor Approx 275 sq ft Ground Floor Approx 275 sq ft **Total Approx 850 sq ft**

AMENITIES

- Self-contained
- Independent heating
- Excellent natural light

First floor Kitchen

- Private WCs
- One car space

TERMS

The premises are available on new lease for a period by arrangement directly from the freeholder.

GUIDE RENT

£25,000 per annum inclusive of service charge.

ESTIMATED BUSINESS RATES

The premises are located in the London Borough of Wandsworth RV 10 Northfields £20,000 RV 1 car space 10 Northfields £500



Estimated Business Rates payable for the offices

Estimated Business Rates payable for the offices and car space approx. £10,065 for the year 2019/20

Equating to approx. £11.85/sq ft

SERVICE CHARGE

A service charge is applied for the maintenance of the Estate.

This is included in the rent

All direct costs relating to the building to be borne by the tenant.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band D-76

FURTHER INFORMATION AND INSPECTIONS

By prior appointment with landlord' sole agents

HNG 020 3205 0200 Mark Belsham 07973 372 698 Tim Wilkinson 07973 302 81