

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



Subject to contract and exclusive of VAT if applicable

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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:

2 nd Floor	Approx. 300 sq ft
1 st 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's sole agents

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