

SITUATION

Located within this modern Wandsworth Riverside Quarter development accessed off Putney Bridge Road. The development comprises approximately 500 new homes and is adjacent to the River Thames and within 10 minutes walking distance to Wandsworth Town Rail Station (South Western Railway) and East Putney Underground Station (District Line).

Wandsworth is a popular and bustling town centre located approximately 1 mile east of Putney and 5 miles south-west of central London.

PROPERTY

Forming part of a modern mixed-use development comprising a **Ground Floor Office/Commercial Unit** (see Note 1) fitted out to a high standard (see Note 2).

ACCOMMODATION

Ground Floor Office/Commercial Unit

Open Plan Reception
4 Rooms (3 of which include a wash basin)
Kitchenette with integrated fridge
Utility Room with washer/dryer
WC

GIA Approx. 820 sq ft

VAT – Refer to Auctioneers

TENURE

Leasehold for a term of 999 years from 1st January 2012 at a current ground rent of £450 p.a. subject to periodic increases.

Offered with Vacant Possession

Note 1: The Lease allows the property to be used as Offices, for Therapy and for Pilates.

Note 2: The Vendor spent circa £100,000 fitting out the premises to include partitioning, wood flooring and electric wall heaters.

Note 3: Refer to Auctioneers for virtual tour of the property.

Vacant Office/ Commercial Unit

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Joint Auctioneers

Savoy Stewart
Tel: 020 7495 3666 Ref: Darren Best
Email: db@savoystewart.co.uk

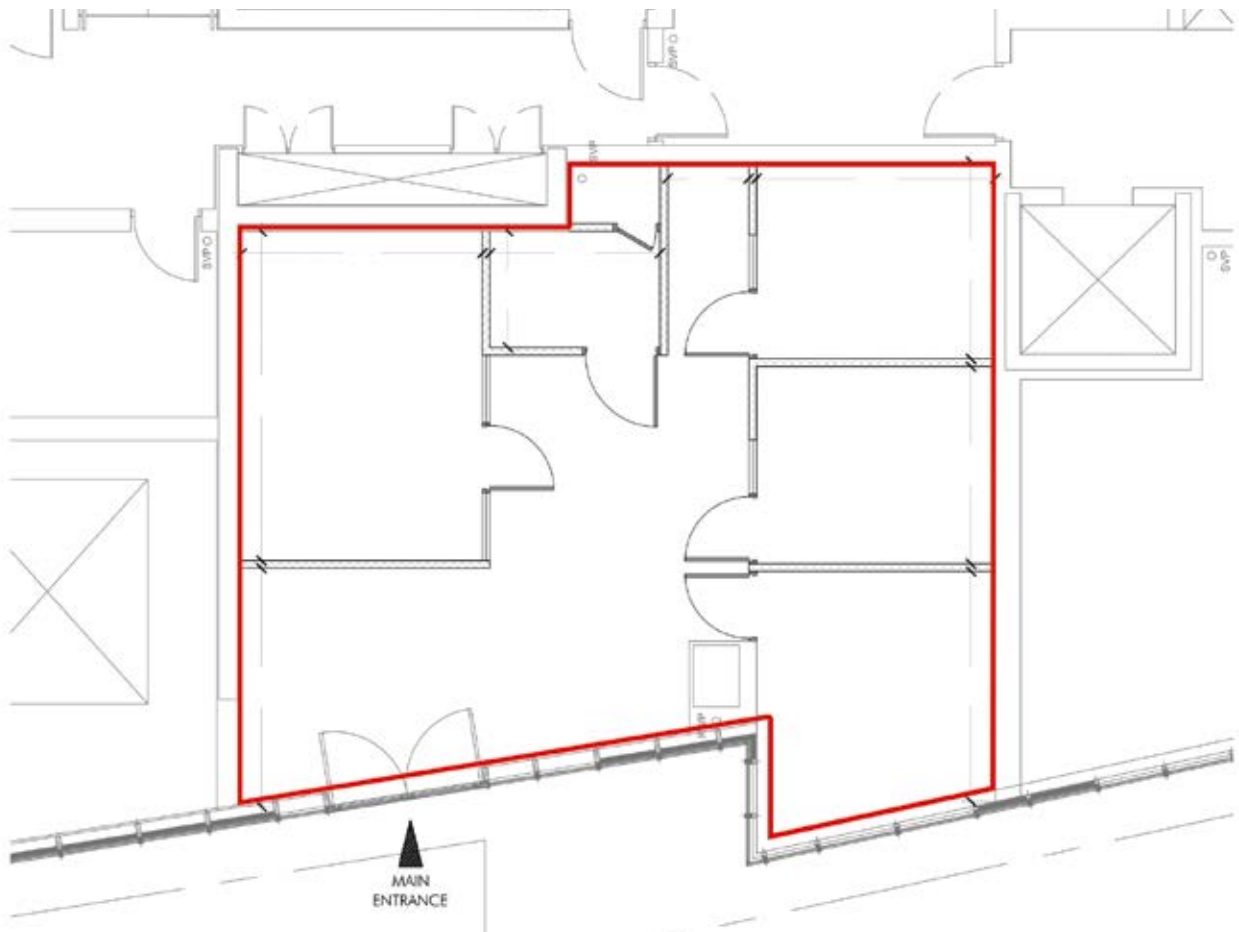
Vendor's Solicitors

Ellisons
Tel: 01245 847 636 Ref: Rosanna Sayers
Email: rosanna.sayers@ellisonssolicitors.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior View



Plan not to scale and for illustration purposes only.