

WANDSWORTH RIVERSIDE

OFFICES TO LET

Approx. 1,157 – 2,098 sq.ft.

On site car parking

1B OSIERS ROAD WANDSWORTH RIVERSIDE LONDON SW18



LOCATION

The premises are situated at the junction of Osiers Road with Point Pleasant which runs south off Putney Bridge Road, on the Putney / Wandsworth borders. East Putney (District Line) and Wandsworth Town Stations are a short walk and there is excellent road access along the A3 to the M25 and National Motorway Network and into the West End / City. UBER river bus services to the City and West End are available at the Wandsworth Riverside Pier.

The immediate area is known as Wandsworth Riverside which provides a 10 acre established residential and commercial community with Riverside restaurants, bars and cafes, Thames River walk and Wandsworth Park with mini golf. The area also includes a Sainsbury's mini market, gyms and The Cats back pub. The town center facilities of Putney and Wandsworth are easily accessible.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: 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

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DESCRIPTION

Unit 1B is a self-contained two storey office fronting Osiers Road on ground and first floor. The premises provide modern accommodation and are ready for immediate occupation.

The first floor is available to let or the entire premises if a larger amount of space is required.

The first floor provides approximately 1,157 sq.ft. Predominantly in open plan with a kitchenette and a small private office.

The ground floor provides approximately 941 sq.ft. Predominantly in open plan with a small kitchenette,

In total the entire property extends to approximately 2,098 sq.ft.net



First floor



Ground Floor

AMENITIES

The amenities include :

- Comfort cooling and air change
- Full accessed raised floor
- Double glazed windows (opening)
- LG7 lighting
- Male + Female and disabled WC facilities
- Category 5 cabling
- Carpet tiles throughout
- Kitchenette
- 1 car parking space is available by arrangement

ACCOMMODATION

First Floor	1,157 sq.ft.
Ground Floor	941 sq.ft.
Total	2,098 sq.ft. net internal area

TERMS

The premises are available on a new lease at a rent of £35.00 per square foot per annum exclusive.

The premises are available to let on a floor by floor basis, as an entire or for sale on the residue of the long lease (999 years from June 2005).

SERVICE CHARGE

In the event that the entire premises are let/sold then the service charge would be an Estate charge in the order of £1.00 per square foot.

In the event that the first floor accommodation is let separately then the service charge would include the shared costs of cleaning, electricity and all other direct outgoings.

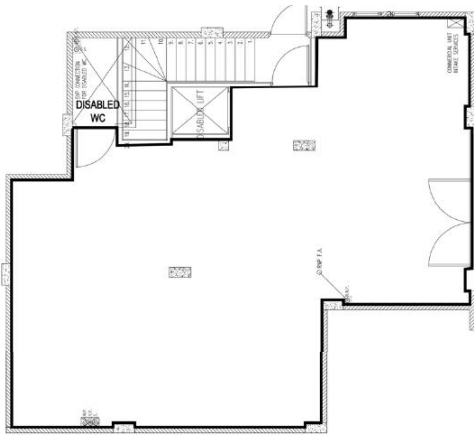
BUSINESS RATES

The premises are located in the London Borough of Wandsworth with the following assessment. All potential occupiers must contact the Local Authority to determine the Business Rates payable and as to whether any concessions are available to the potential occupier.

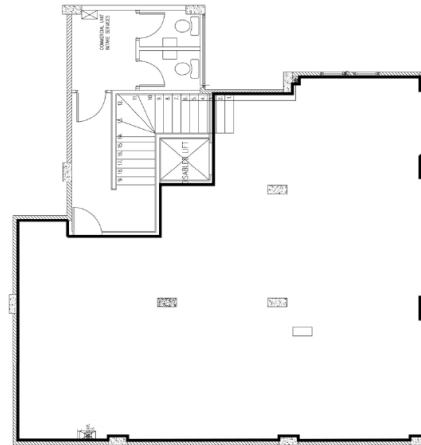
RATEABLE VALUE

Unit 8 RCQ, 1B Osiers Road, London SW18 1GG, the offices and car spaces separately assessed

RV Offices £49,250 (Estimated Business Rates payable 20/21: **£24,575.75**)
RV 2 car spaces £1,100 (Estimated Rates Payable 20/21 : **£548.90**)



Ground Floor



First Floor

VAT

VAT will be charged in addition.

USE

The premises have B1 Office Use and may be suitable for other uses within class E, subject to approval.

EPC

D83.

FURTHER INFORMATION

For further information and appointments to inspect via landlords sole agents

HNG 020 3205 0200

Tim Wilkinson 07973 302814

Mark Belsham 07973 372 698



The KAT Coffee Co



Wandsworth Riverside Pier