



Omega House

Smugglers Way
Wandsworth
SW18 1AZ

TO LET Ground Floor Office/Showroom
E Class subject to consent

3,500 - 10,101 sq ft
40m fully glazed frontage

ACCOMODATION

From 3,500 - 10,101 sq ft GIA

RENT

£35 per sq ft

TERMS

Available on a new lease direct from the landlord subject to vacant possession

SERVICE CHARGE

To be confirmed

RATES

Approx. £7.96 per sq ft (2020/2021)

EPC

B - 34

DESCRIPTION

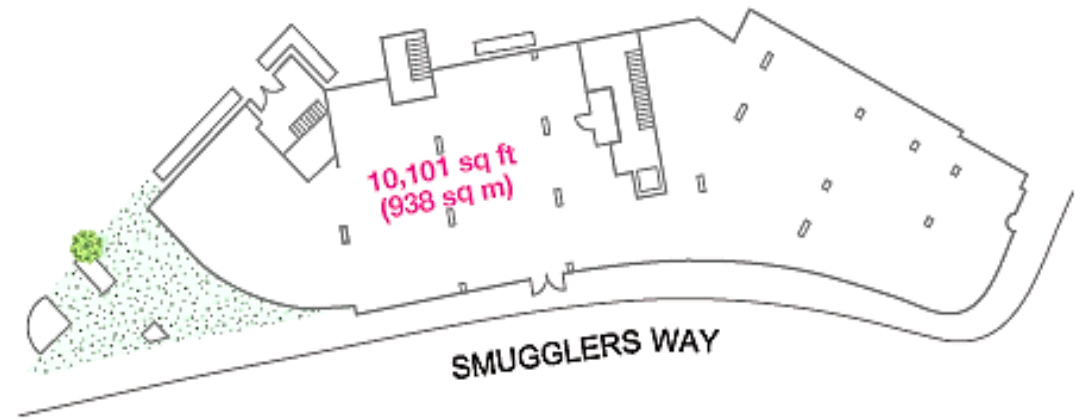
The property comprises the ground floor of a seven-storey building.

The ground floor provides showroom/office accommodation whilst there is office accommodation on the first and second floors, and residential accommodation from the third to sixth floors.

There are 350 contract car parking spaces available with 100m.

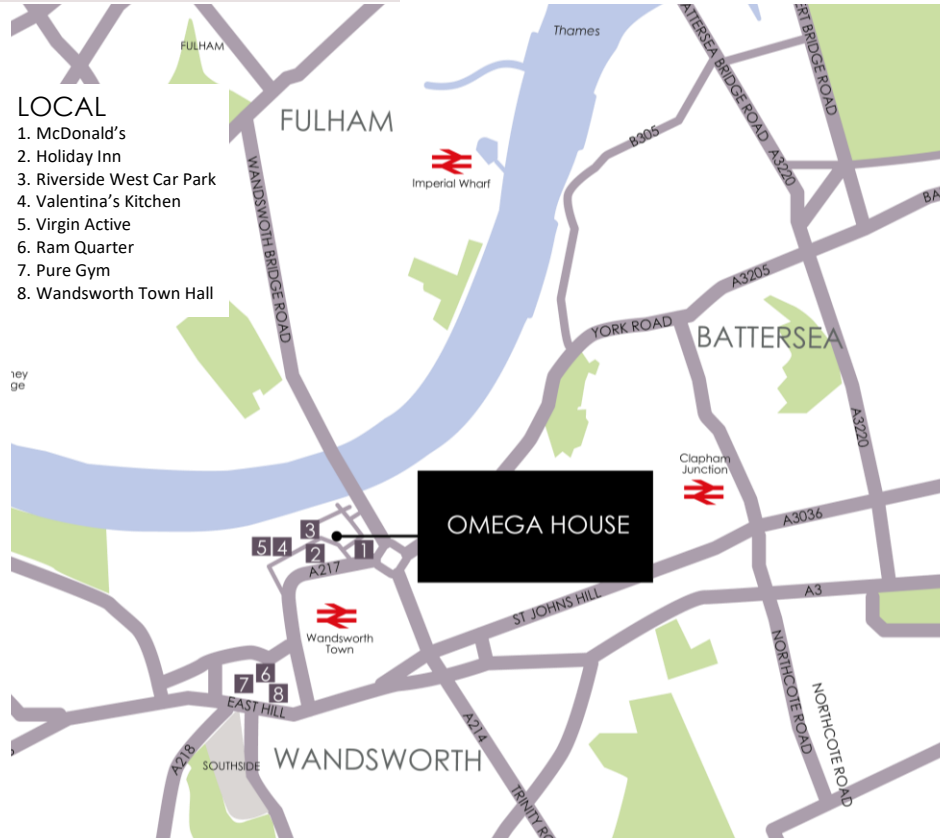
AMENITIES

- Accent Lighting
- Air Conditioning
- Floor to Ceiling height min. 3.5m
- Raised Floor
- Floor to Ceiling Glazed Frontage
- Advertising exposure to 55,000 vehicles daily



Transport Links

Wandsworth Town (mainline trains) provides direct access to Vauxhall, Waterloo & Victoria via Clapham Junction	4 minute walk
East Putney Underground Station (District line)	15 – 20 minute walk
Clapham Junction Station (Overground and mainline trains)	20 minute walk



LOCAL

1. McDonald's
2. Holiday Inn
3. Riverside West Car Park
4. Valentina's Kitchen
5. Virgin Active
6. Ram Quarter
7. Pure Gym
8. Wandsworth Town Hall



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