



3 Red Lion Square Wandsworth High Street Wandsworth SW18 4JE

COMMERCIAL SPACE AVAILABLE

Area: 300 FT² (28 M²)

Initial Rent: £12,000 PA



LOCATION
Wandsworth



TRAIN
10 minutes' walk



BUS
Excellent
connections



USE CONSENT
Class E



WORKSTATIONS
3-6



AVAILABILITY
Immediate



ACCESS
24 hour



KITCHEN
Private



GYM
Wandsworth High
St.



CAFÉ (S)
Excellent local
Cafés



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LOCATION:

The main line station at Wandsworth Town provides direct access to London Waterloo (approximately 20 minutes) and London Victoria via Clapham Junction, whilst East Putney (District Line) underground station is approximately 15 minutes walking distance.

Red Lion Square is just a short walk from the newly refurbished Southside Shopping Centre offering a wide range of High Street retailers along with a number of restaurants including; Wagamamas, Byron, Prezzo, Cafe Nero and Pret a Manger - ideal for a lunch time break!

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	300	28

DESCRIPTION:

The available small office is located just off Wandsworth High Street within walking distance from Wandsworth Town Station (quick links into London Waterloo). There are also numerous bus routes close-by.

The open-plan office extends to a total area of approximately 300 sq. ft. and is available for immediate occupation.

Ideal workspace for 3-6 desks.

TENURE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Small business rate relief may apply.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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