



## Jessica House Wandsworth High Street Wandsworth SW18 4LS

COMMERCIAL SPACE WITH MULTIPLE USES

Area: 8,427 FT<sup>2</sup> (783 M<sup>2</sup>)

Initial Rent: P.O.A PA

Price: P.O.A



LOCATION  
Wandsworth



AVAILABILITY  
Immediately



PARKING  
On-site



TRAIN  
8-10 mins walk



USE CONSENT  
B1 Office



OFFICE  
Undergoing a  
refurbishment



CAFÉ (S)  
Wandsworth High  
St.



## Jessica House Wandsworth High Street Wandsworth SW18 4LS

### LOCATION:

The affluent London Borough of Wandsworth is one of the largest and only lies 4 miles south west of London's West End.

Wandsworth High Street is a key location in the Borough lying between existing residential communities such as Putney and the growing leisure destinations in Wandsworth and Clapham.

Jessica House is located close to the High Street itself which benefits from a large number of independent boutique style shops. Southside Shopping Centre, which is one of the largest in South West London providing circa 600,000 sq. ft. of retail and leisure accommodation. Retailers include: TK Maxx, Uniqlo, Waitrose, Topshop, Virgin Active, Cineworld, Easy Gym, Wagamama and Gourmet Burger Kitchen.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	4,650	432
Mezzanine	3,777	351

### DESCRIPTION:

Jessica House is a mixed-use scheme comprising of residential and commercial space.

The offices will be refurbished to a high standard and include air conditioning and on-site parking.

Floor plans and fit out spec available upon request.

### TENURE:

Terms to be agreed

or

Long leasehold.

### VAT:

Applicable.

### SERVICE CHARGE:

Estimated at approx £2.50 psf.

### RATES PAYABLE:

Estimated at approx £12.00 psf.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

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