



## Three Eastfields Riverside Quarter Wandsworth SW18 1FQ

STUDIO / OFFICE AVAILABLE

Area: 992 FT<sup>2</sup> (92 M<sup>2</sup>)

Initial Rent: POA



LOCATION  
Riverside Quarter



TRAIN  
Wandsworth Town



TUBE  
District line



PARKING  
Via arrangement



OFFICE  
Open-plan



WORKSTATIONS  
8-12 desks



AIR CONDITIONING  
Throughout



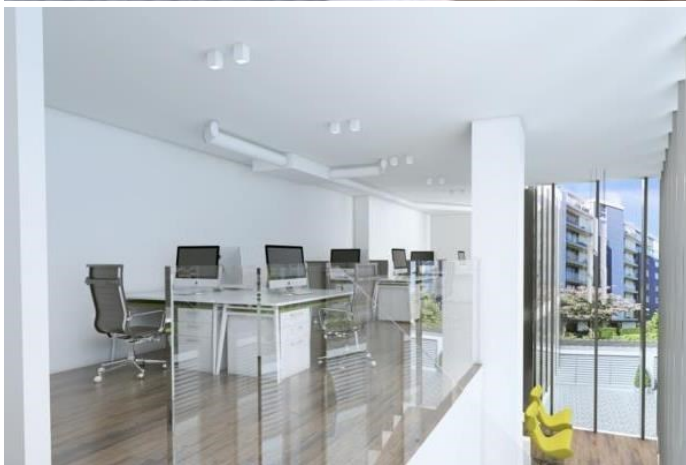
CAFÉ (S)  
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GYM  
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AVAILABILITY  
Immediate



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### LOCATION:

The property is situated in the highly successful Riverside Quarter mixed use scheme by Frasers Developments situated in Point Pleasant just off Putney Bridge Road. Other local office occupiers include Youngs' Brewery, Involve Recruitment, Alsop Verrill planning, Maestro Arts, Nlyte software and Osborne & Little.

Wandsworth Town mainline station (direct access to Vauxhall and Waterloo and Victoria via Clapham Junction) and East Putney underground (District Line) stations are each approximately 10-15 minutes' walk from the property.

The Thames Clipper Services stop at Riverside Quarter offering fast access to and from the West End and City at peak times (service to be extended shortly.)

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	518	48
Mezzanine	474	44

### DESCRIPTION:

The available 'duplex' style studio / office in Wandsworth extends to a total area of approximately 992 sq.ft. and is arranged over ground and mezzanine levels.

Floor plans available upon request.

Ready for immediate occupation.

### TENURE:

Terms to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

£4,000 pa.

### RATES PAYABLE:

£10,925 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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