



Compass House Wandsworth SW18 1DB

GROUND FLOOR COMMERCIAL UNIT

Area: 845 FT² (79 M²)

Initial Rent: £29,500 PA



LOCATION
Wandsworth
Riverside



TRAIN
Wandsworth Town



TUBE
East Putney
(District line)



PARKING
Available via
arrangement



AVAILABILITY
Immediately



WORKSTATIONS
Up to 10 desks



MEETING ROOMS
Private



FRONTAGE
Prominent



CYCLE RACKS
On-site



USE CONSENT
Class E

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LOCATION:

Riverside West was developed by St George and is set on the banks of the River Thames, located on Smugglers Way.

Wandsworth Town rail station is adjacent to the development, offering direct access into London Waterloo and Clapham Junction. The area is similarly well connected with local bus routes.

The available office is surrounded by a selection of bars and restaurants including Virgin Active Gym, mini independent convenience stores plus the local amenities in Wandsworth Town all within close proximity.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	845	79
TOTAL	845	79

DESCRIPTION:

The available ground floor open-plan office extends to a total area of approximately 845 sq.ft. and benefits from excellent natural light and private meeting room.

Ideal workspace for up to 10 desks.

We understand that the premises benefits from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

LEASE:

New lease terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

£2,000 pa.

RATES PAYABLE:

£10,666 pa (20/21).

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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