



## Smugglers Way Wandsworth SW18 1AZ

FIRST FLOOR COMMERCIAL SPACE - RIVERSIDE  
WEST, SW18

Area: 1,365 FT<sup>2</sup> (127 M<sup>2</sup>)

Initial Rent: £50,000 PA



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### LOCATION:

The Omega Building at Riverside West is situated at the front of this substantial riverside development, just to the West of Wandsworth Bridge. Riverside West is situated at the eastern end of Smugglers Way, close to the junction with Wandsworth roundabout.

Nearby occupiers include Holiday Inn Express, Roche Bobois, Virgin Active Gym, Little Gym and Hudsons' convenience store. With excellent transport links, Wandsworth Town mainline station (500 metres away) provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 15 - 20 minutes walk away.

The recently developed Southside Shopping centre is within walking distance offering numerous retail and leisure facilities. Putney High Street and its wide variety of shops, restaurants and waterside bars are similarly within close proximity.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
First Floor	1,365	127
TOTAL	1,365	127

### DESCRIPTION:

The available first floor office suite at Omega Building at Riverside West extends to a total area of approximately 1,365 sq ft benefits from excellent natural light, air conditioning and private WC's with shower facilities.

Refurbished and ready for immediate occupation.

Floor plans available upon request.

### LEASE:

A new FRI lease for a term to be agreed, subject to periodic rent reviews.

### VAT:

Applicable

### SERVICE CHARGE:

Estimated at approx £4,750 pa

### RATES PAYABLE:

Approx £14,875 payable (20-21)

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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