



## Avon House Wandsworth SW18 1FZ

GROUND FLOOR COMMERCIAL SPACE

Area: 1,318 FT<sup>2</sup> (122 M<sup>2</sup>)

Initial Rent: £49,500 PA



**TRAIN**  
Wandsworth Town  
(links to Waterloo)



**TUBE**  
East Putney  
(District line)



**PARKING**  
On-site available



**CYCLE RACKS**  
On-site



**AVAILABILITY**  
Q2 2021



**FRONTAGE**  
Prominent



**USE CONSENT**  
Class E



**MEETING ROOMS**  
Private



**KITCHEN**  
Open-plan area



**CAFÉ (S)**  
Kat Coffee on-site



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### LOCATION:

Forming part of a mixed-use scheme, Avon House is situated on Osiers Road, just off Point Pleasant, with immediate access to the A3.

With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes walk away.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available as well as access to the Santander cycle hire docking station situated next to the development on Osiers Road.

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>
Ground Floor	1,318	122
TOTAL	1,318	122

### DESCRIPTION:

The available ground floor commercial space extends to a total area of approximately 1,318 sq. ft. and is located opposite Sainsbury's Local in the popular residential and commercial area comprising part of Wandsworth Riverside.

We understand that the premises may benefit 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:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

Estimated at approx.  
£16,500 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

**George Rowling**

0207 801 9027

[george.rowling@houstonlawrence.co.uk](mailto:george.rowling@houstonlawrence.co.uk)

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### WANDSWORTH

0207 924 4476  
10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050  
11 Alexandra Road  
SW19 7JZ