

CLASS E SPACE FOR SALE/ TO LET

Unit 4 Cantilever Court
202 Wandsworth Road
Battersea
London SW8 2JU

7,299 sq. ft.
(678.14 sq. m.)





LOCATION

The property is located in an area with good transport links with both Wandsworth Road and Vauxhall stations being within a short walk and providing access to London Waterloo, London Bridge and Clapham Junction.

Also nearby are the new Northern line stations at Nine Elms and Battersea Power Station, providing direct access to the wider underground network.

The property is located on the north side of Wandsworth Road, opposite the junction with Lansdowne Way. The site comprises a selection of retail, office and residential space with adjacent occupiers being Tesco Express and Pure Gym. Also, Lambeth College is situated to the rear of the property.

DESCRIPTION

The subject property provides entrance, reception area, predominantly open plan offices with a series of smaller meeting rooms, 2 training rooms which can be opened as one, a dedicated staff room and male, female and disabled WCs.

The accommodation comprises ground floor office accommodation, with a raised floor, carpet tiled to the offices and lino covered to the kitchen/staff rooms and training rooms. Suspended ceiling to most of the floor with LED lights. Part air conditioned. The space also has an intruder alarm and fire alarm system. 7 secure, allocated parking spaces included.

LEASE/SALE

The property is offered for sale with vacant possession by way of a long lease:

Term: 999 years (less 3 days) from 1st January 2009.
Rent: Peppercorn
Purchase Price: **£2,400,000, exclusive, subject to contract.**

Alternatively, new lease can be offered on terms to be agreed.

AMENITIES

- Excellent public transport links
- Large unit all to ground floor
- 7 allocated parking spaces

ACCOMMODATION

Ground Floor Offices NIA 7,299 sq. ft. (138.68 sq. m.)

USE

Class E (commercial, business and service uses). Suitable for a variety of uses except clinic or treatment centre.

CLASS E SPACE FOR SALE

Unit 4 Cantilever House
202 Wandsworth Road
Battersea SW8 2JU

Purchase Price: £2.4 million exclusive

Strictly by appointment via Sole Agents:
Andrew Scott Robertson
Contact: **Stewart Rolfe or Robin Catlin**
Tel: **020 8971 4999**
Email: commercial@as-r.co.uk

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

EPC

Rating: Band D (86)
Expiry: 4th October 2031

VAT

The property is not elected for VAT.

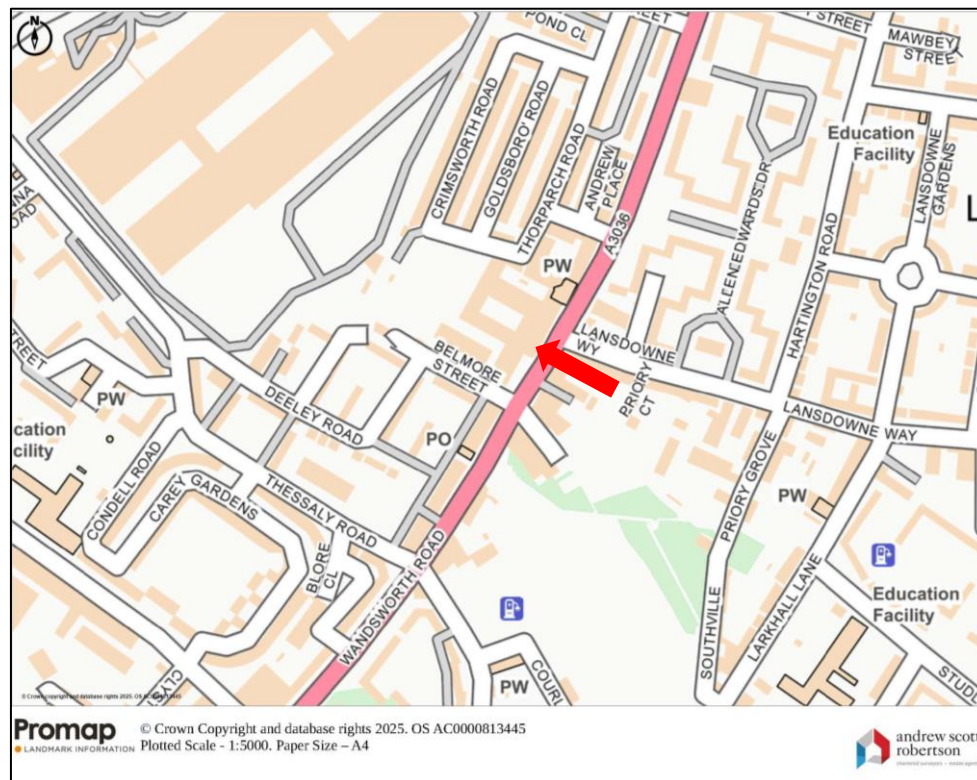
RATES

2023 List Rateable Value: £228,000
UBR 2025/ 2026 - £0.575p in the £
Source: VOA website.
Interested parties should make their own enquiries with Lambeth Council to confirm the rates payable.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

LOCATION PLAN



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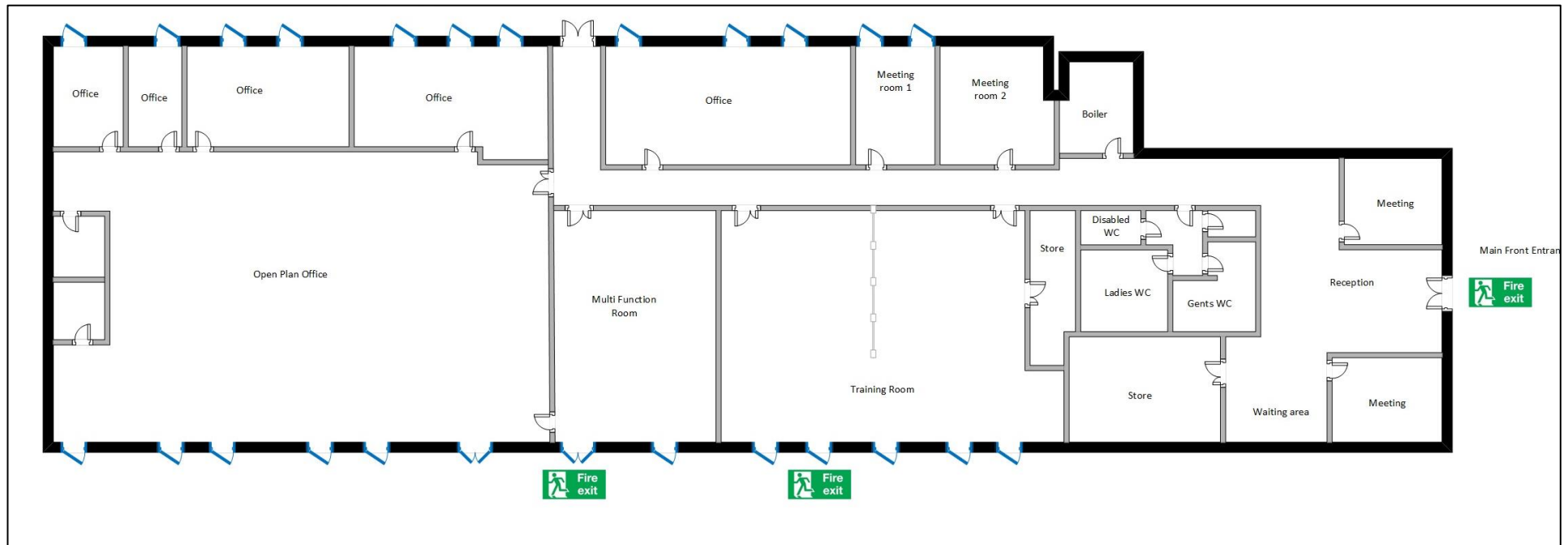
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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GROUND FLOOR PLAN



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EPC

Energy performance certificate (EPC)		
Unit 4 Cantilever Court 202 Wandsworth Road London SW8 2JU	Energy rating D	Valid until: 4 October 2031 Certificate number: 7533-0909-8426-3980-4161
Property type		B1 Offices and Workshop businesses
Total floor area		742 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
This property's current energy rating is D.		
		How this property compares to others Properties similar to this one could have ratings: If newly built 29 B If typical of the existing stock 85 D
Properties are given a rating from A+ (most efficient) to G (least efficient).		



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