

Lambert  
Smith  
Hampton

# ONE

PUTNEY HIGH STREET | SW15 1SZ

Virtual Freehold Single Floor  
Riverside Office Opportunity



# VIRTUAL FREEHOLD SINGLE FLOOR RIVERSIDE OFFICE OPPORTUNITY

## 02 THE OPPORTUNITY

- Value add refurbishment opportunity
- Virtual freehold
- Suitable for owner occupation and investors
- Private Balcony & Communal Terrace
- Views over Putney Bridge
- 10 Underground parking spaces
- Fantastic natural light
- Furniture available by separate arrangement
- Vacant possession
- Potential for a sale and leaseback for a term of up to two years - terms to be agreed

### PROPOSAL

The vendor is seeking offers in excess of **£2.25 million** (**£381 per sq ft**) subject to contract and exclusive of VAT.

FULHAM



PUTNEY BRIDGE

CHELSEA

WANDSWORTH BRIDGE

**ONE** PUTNEY HIGH STREET

BATTERSEA



FULHAM RAILWAY BRIDGE

PUTNEY BRIDGE





# 03

## PRIME LOCATION

Nestled in the heart of Putney, 1 Putney High Street stands as a beacon of prime mixed use residential and commercial real estate within the district, offering an unparalleled location that seamlessly blends convenience and accessibility.

This prestigious address is strategically positioned to provide businesses with a dynamic and vibrant setting, complemented by its close proximity to an array of top-notch transport services.



# 04 EXCEPTIONAL CONNECTIVITY


One of the key highlights of 1 Putney High Street is its exceptional connectivity, making it an ideal choice for businesses seeking a location with seamless accessibility. Situated within walking distance of Putney Bridge Underground Station, this address

ensures effortless connections to the District Line, facilitating smooth travel to key destinations across London. Additionally, multiple bus routes serve the immediate vicinity, enhancing accessibility for both employees and clients.



  
**WITHIN WALKING DISTANCE**

  
**NATIONAL RAIL**  
Putney Station  
**8 mins walk**  
Waterloo Station  
**15 mins by rail**

  
**UNDERGROUND**  
DISTRICT LINE  
Putney Bridge Station  
**6 mins walk**  
East Putney Station  
**13 mins walk**

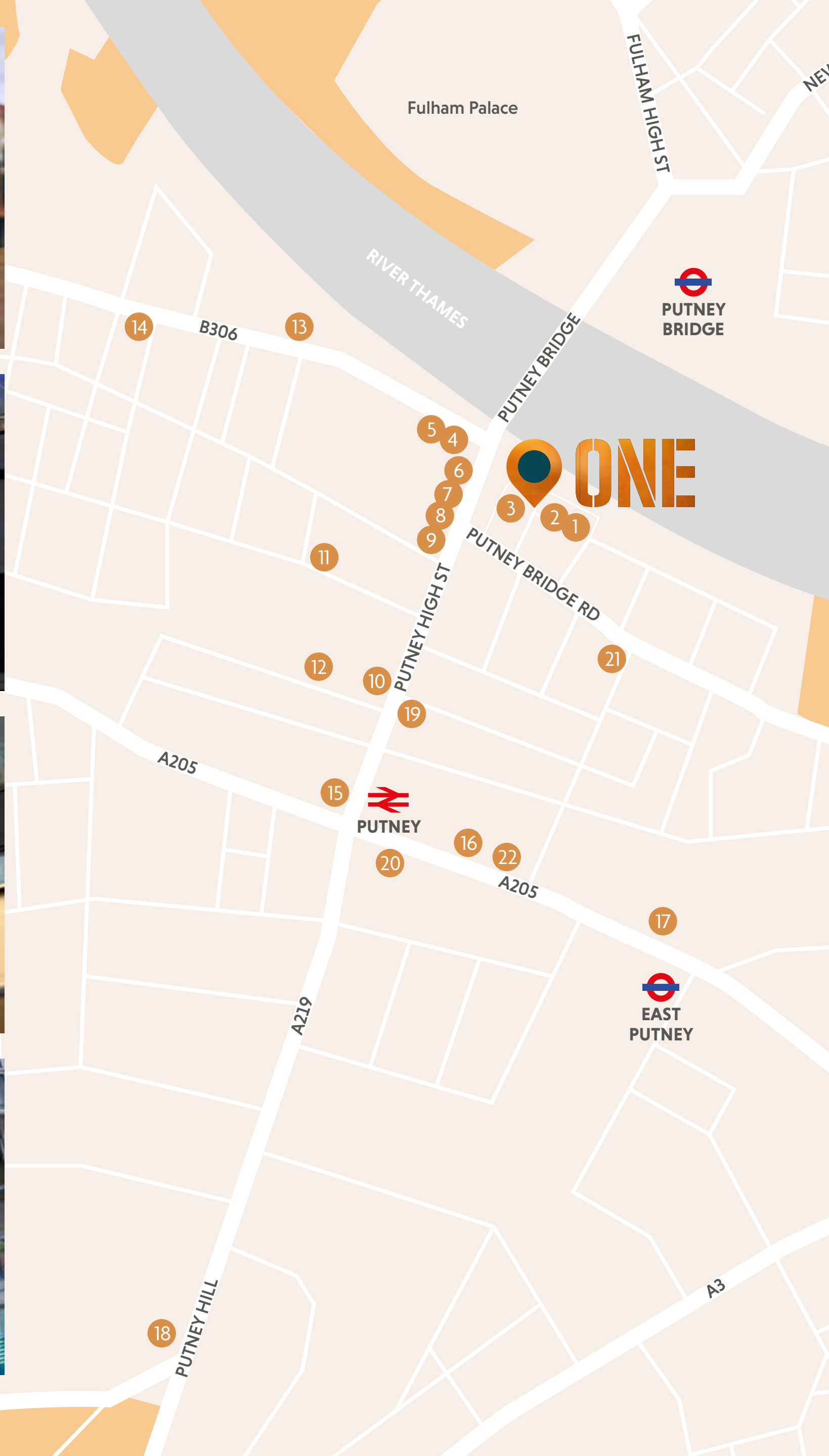
  
**BUS**  
12 Bus stops

  
**ROAD**  
South Circular **0.5 miles**  
M25 **22 miles approx.**



For those relying on rail services, Putney Railway Station is conveniently situated, providing swift access to the national rail network. The strategic positioning of 1 Putney High Street ensures that businesses benefit from the ease of travel for their employees and the convenience of reaching clients and partners.





# 05 LOCAL AMENITIES

Beyond its transportation advantages, 1 Putney High Street offers a diverse range of amenities in its surroundings. Renowned for its eclectic mix of restaurants, cafés, and shops, the locale provides a vibrant atmosphere that complements the professional environment of the address. The nearby Putney Exchange Shopping Centre further enhances the convenience, offering a variety of retail options and services just moments away.

- 1 Coppa Club
- 2 The Boathouse
- 3 The Rocket
- 4 The Boilermaker
- 5 Tequila Mockingbird
- 6 Franco Manca
- 7 Simmons Bar
- 8 Five Guys
- 9 Wagamama
- 10 Putney Exchange
- 11 Coat & Badge
- 12 Waitrose
- 13 Duke's Head
- 14 The Half Moon
- 15 The Railway Pub
- 16 Nando's
- 17 East Putney Tavern
- 18 Green Man
- 19 Pret A Manger
- 20 Pata Negra
- 21 CrossFit
- 22 PureGym

# 06 PROPERTY DESCRIPTION

Spanning 5,904 sq ft, the 1st floor provides versatile office space for businesses of varying scales and industries. There is also the ability to create thoughtfully crafted workspace to optimise workflow efficiency while maintaining an open and collaborative atmosphere.

The demise benefits from exclusive access to a private balcony which has amazing river views and a commercial terrace that adds a touch of luxury to your workday, providing the opportunity for relaxation and informal meetings.

## AMENITIES

- Existing fit out
- Private balcony with river views
- Communal terrace
- Air-conditioning
- 1 x passenger lift
- Ground floor reception area
- 24-hour security
- Underground secure bike storage & dedicated car parking (restricted to working hours)
- Accessible WC
- Furniture available by separate arrangement
- EPC rating C-60





# 07 INDICATIVE REFURBISHMENT OPTIONS



# 08 INDICATIVE FLOOR PLAN

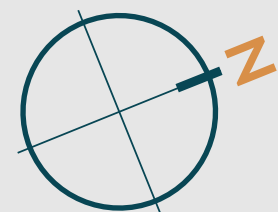
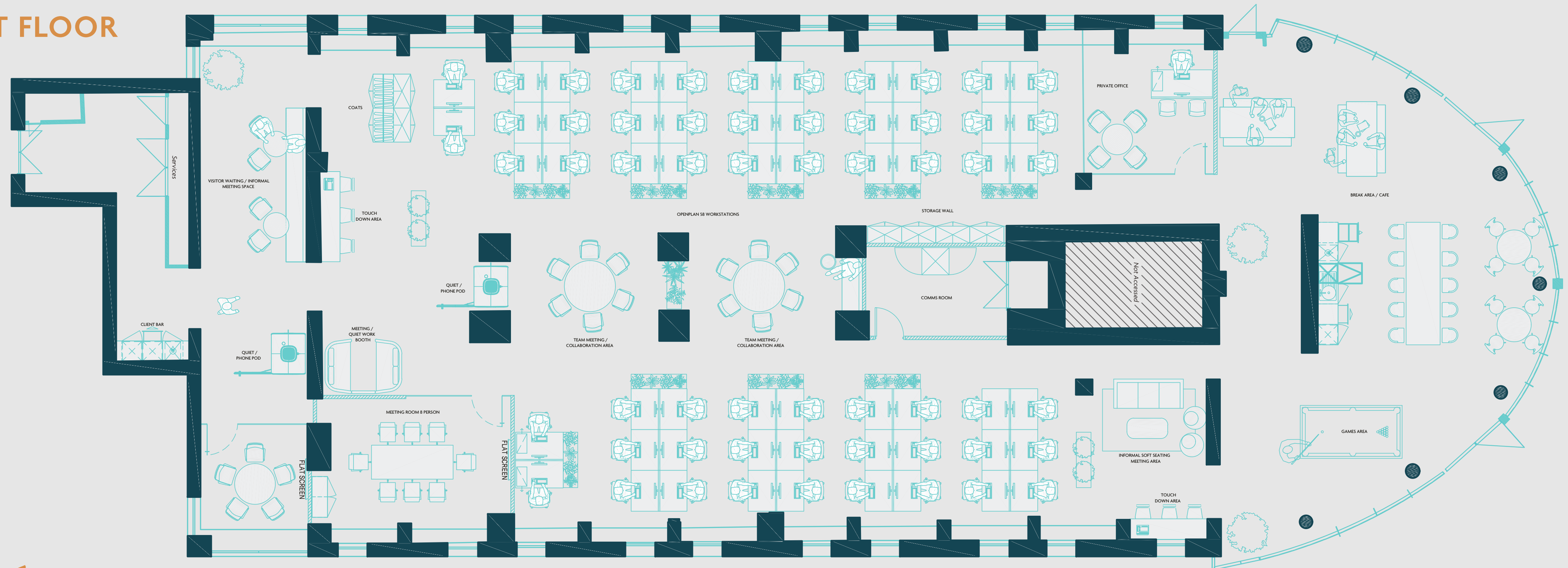
## NET INTERNAL AREA

First Level

548.5 sq m

5,904 sq ft

## FIRST FLOOR



\*Floor plan for indicative purposes only.

# 09 FURTHER INFORMATION

<b>SERVICE CHARGE</b>	£44,810 (2024 Estimate) Approximately £7.60 per sq ft
<b>RATES</b>	£13.47 per sq ft Approximately £13.50 per sq ft
<b>EPC</b>	EPC C-60
<b>VAT</b>	The property is elected to Tax
<b>TERM</b>	Virtual Freehold - 980 years unexpired
<b>PLANNING</b>	Use Class E

## CONTACTS

For viewings please contact the sole agents

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## PRICING

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