

USP.

9-21 Osiers Road, London,
SW18 1NL

OFFICES TO RENT

2,723 - 38,309 SQ FT

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Block A - First	Available	4,241	POA
Block A - Ground	Available	2,723	POA
Block B - First	Available	16,727	POA
Block B - Ground	Available	14,618	POA
TOTAL		38,309	

Amenities

Brand new commercial scheme

Ground and first floor commercial units

B1 office consent

Other uses subject to planning

Currently shell and core

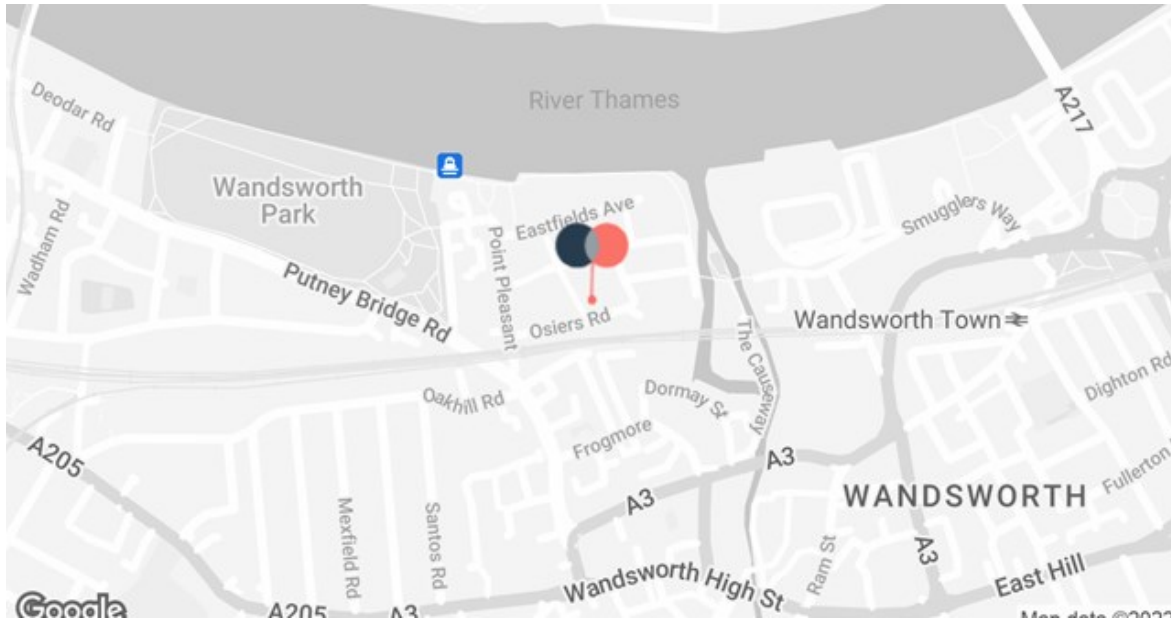
One car parking space included

10 mins walk from Wandsworth Town

15 mins walk from East Putney Tube

Floor plans available upon request





Description

OFFICES TO LET

Osiers Road is a new development by Peabody which sits in the Wandsworth Riverside Quarter, an area which has undergone significant regeneration over the past 10 years. The commercial units on ground and first floor will present a fantastic opportunity for commercial occupiers looking to take space in a high quality building. The local area is a popular residential location with a range of high quality commercial units, there is a vibrant young community.

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.

The available ground and first floor units benefit from B1 plus A1 - A3 use consent and are currently in shell and core condition. The units will be delivered in shell and core, or CAT A subject to tenant requirements.

9-21 Osiers Road, London, SW18 1NL

Further Information

A new lease(s) is available direct from the landlord.

Rent

TBC

Service Charge

TBC

Rates

TBC

Vincent Cheung

USP London

07736 880310

vince@usp.london

Scott Fisher

USP London

07890 572225

scott@usp.london

Alex Jackson

USP London

07562 649126

alexj@usp.london

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 16/01/2024