

USP.

108 Wandsworth Road,
London, SW8 2LB

**Ground Floor & Basement
Commercial For Sale**

2,403 SQ FT

AVAILABLE NOW

usp.london

020 3757 7777



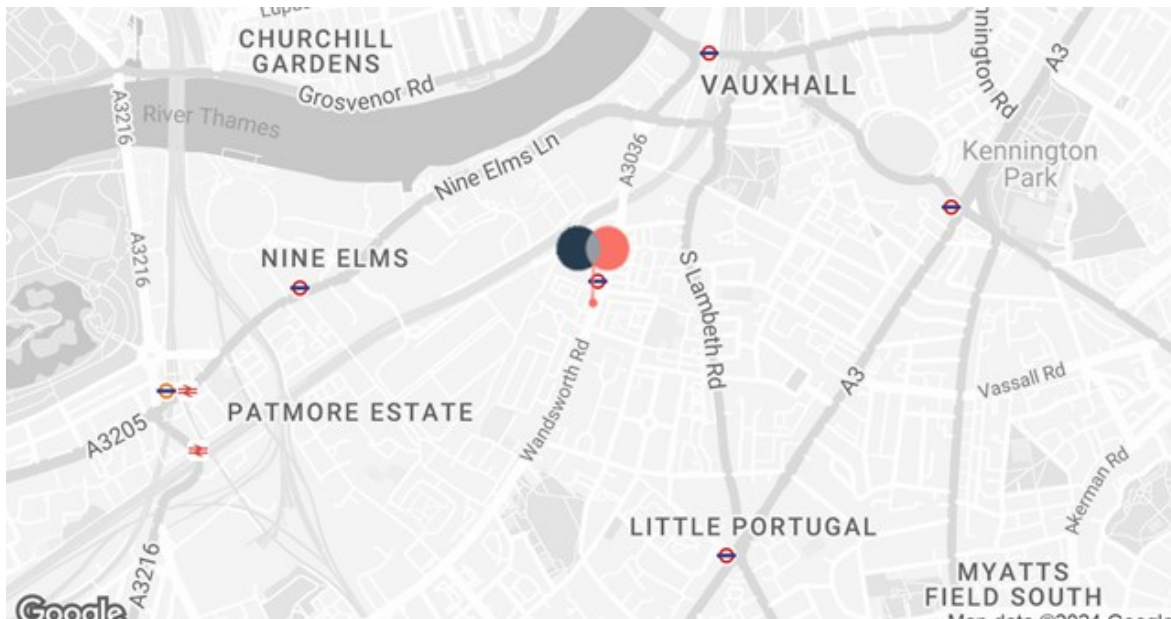
Accommodation

Floor	Availability	Area (sq ft)
Ground	Available	390
Basement	Available	2,013
TOTAL		2,403

Amenities

High footfall location	Excellent transport links
Glazed frontage	Shell & core
Suitable for various occupiers	Part of a new development





Description

Sui Generis with potential for E Class Subject to Planning

Comprises a ground floor and basement unit within a new build mixed commercial and residential scheme.

The unit benefits from good ceiling height and is being offered in shell condition with capped services and glazing installed. The property is in a well established area that is undergoing massive regeneration.

Nine Elms is located in Zone 1 central London, with excellent transport links via the new Northern Line station. At 227 hectares, the Vauxhall, Nine Elms and Battersea 'opportunity area' is by far the largest regeneration zone in central London.

The unit sits a short walk from Nine Elms station and benefits from high commuter footfall in both the morning and afternoons.

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Further Information

The Virtual Freehold is available to purchase.

Price
£490,000

Service Charge
2024: £4,555,48

Rates
RV: £16,750

EPC
C '59'

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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