

The logo consists of the letters 'R' and 'H' in a bold, black, sans-serif font. The 'R' is stylized with a horizontal bar extending to the left. A small teal square is positioned at the top right of the 'H'.

RIVERSIDE HOUSE

WANDSWORTH SW18 1NH

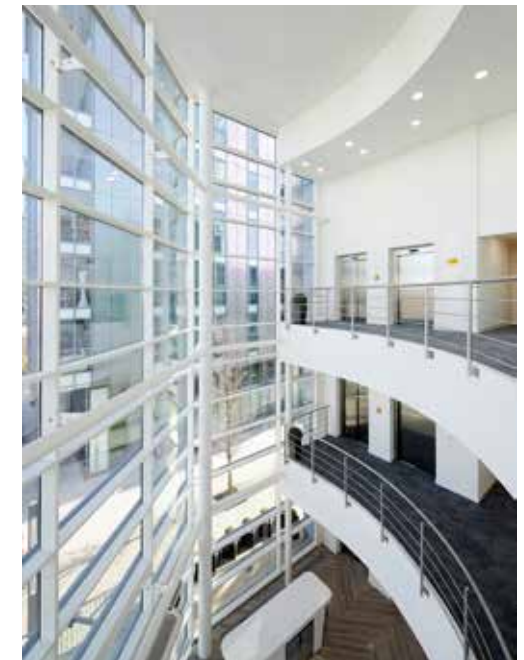


TWO NEWLY REFURBISHED, GRADE A OFFICE SUITES OF 3,760 & 5,188 SQ FT ADJACENT TO THE RIVER AND LOCATED WITHIN A THRIVING BUSINESS COMMUNITY ON OSIERS WHARF

Riverside House has undergone an extensive transformation, providing a high quality, modern office building, within the thriving business community of the Riverside Quarter. The building now provides Grade A office accommodation, with an upgraded reception, common parts, WCs, showers and cycle storage.

Wandsworth itself has undergone a major building and re-development programme. The former Young's Brewery site has seen a massive residential programme completed and the Council has approved plans for roads to be re-directed, to alleviate traffic flow and improve local access.





NEWLY REMODELLED RECEPTION

The fully refurbished reception is flooded with light from the double height windows and furnished with a contemporary look.



Available suites

Ground Floor West	3,760 sq ft / 349.3 sq m
Ground Floor South	Young & CO's Brewery
Part 1st Floor	Young & CO's Brewery
Part 1st Floor	NLYTLE Software Limited
Part 2nd Floor	Osborne & Little Limited
Part 2nd Floor	5,118 sq ft / 475.5 sq m
TOTAL Available	8,878 sq ft / 824.8 sq m

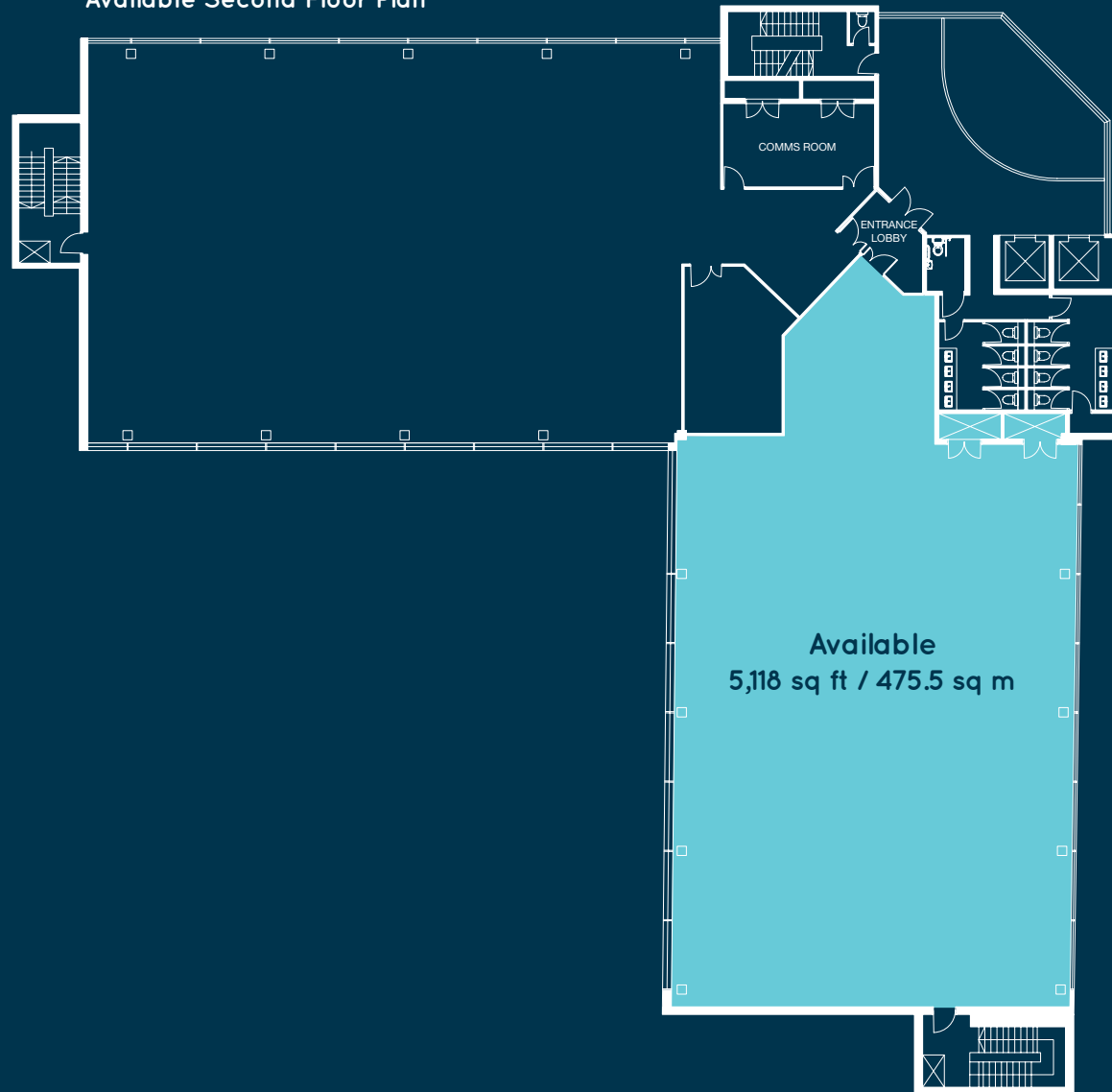
The above areas are subject to final measurement following works on a NIA basis.

Specification

The Grade A refurbishment provides the following specification:

- Energy efficient LED lighting
- Metal tiled suspended ceilings
- Air conditioning
- Full access raised floors
- New carpets
- Excellent natural light with 2.8m floor to ceiling height
- 2 x 8 person lifts
- Target EPC rating of C
- Excellent parking ratio of 1:612 sq ft

Available Second Floor Plan



REFURBISHED SECOND FLOOR SUITE

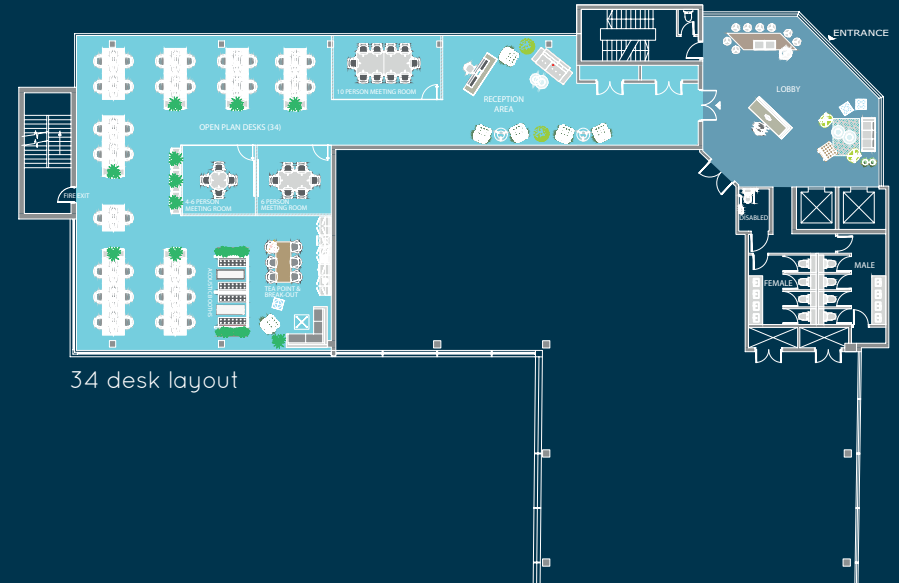


PLUG & PLAY

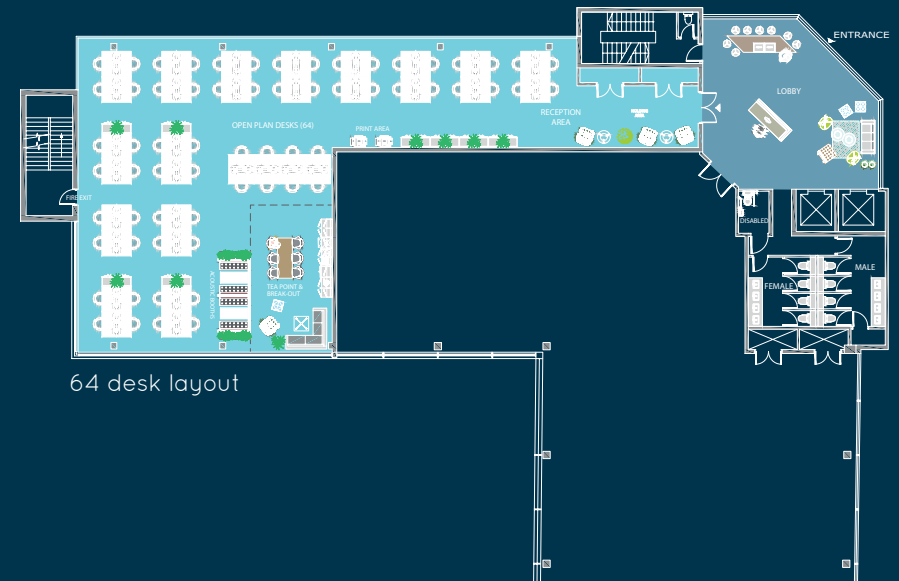
- 1 x 10 person meeting room
- 1 x 6 person meeting room
- Fully fitted kitchen
- Break out area
- Reception desk and waiting area
- Desks
- Fully cabled and ready for immediate occupation
- Instant connectivity with 100MB fibre internet connection



Indicative Space Plan for Ground Floor



34 desk layout



64 desk layout

FULLY FITTED
REFURBISHED
GROUND FLOOR
SUITE



RIVERSIDE HOUSE - GROUND FLOOR - CAT A





RIVERSIDE QUARTER

This is a truly vibrant residential and business hub with a healthy mix of industry, lifestyle brands and restaurants that create a thriving community.

There are many leisure and lifestyle options within a short walk, including health clubs such as Nuffield Health, Virgin Active and Pure Gym.



Riverside Quarter is home to some prestigious businesses, brands, restaurants, health clubs and traditional pubs. These include:

- Sainsbury's
- Marco Polo
- Young & Co's Brewery
- Osborne & Little
- Alsop Verrill
- World Expeditions
- Ditton Wine Traders
- Virgin Active
- Mindful Chef

Sainsbury's



OSBORNE & LITTLE



Mindful Chef



Marco Polo Restaurant, Riverside Quarter



Pure Gym, Wandsworth



Nuffield Health, King George's Park

WANDSWORTH
PARK

THAMES CLIPPER
STOP

CHELSEA
HARBOUR



WANDSWORTH
BRIDGE

CLAPHAM
JUNCTION

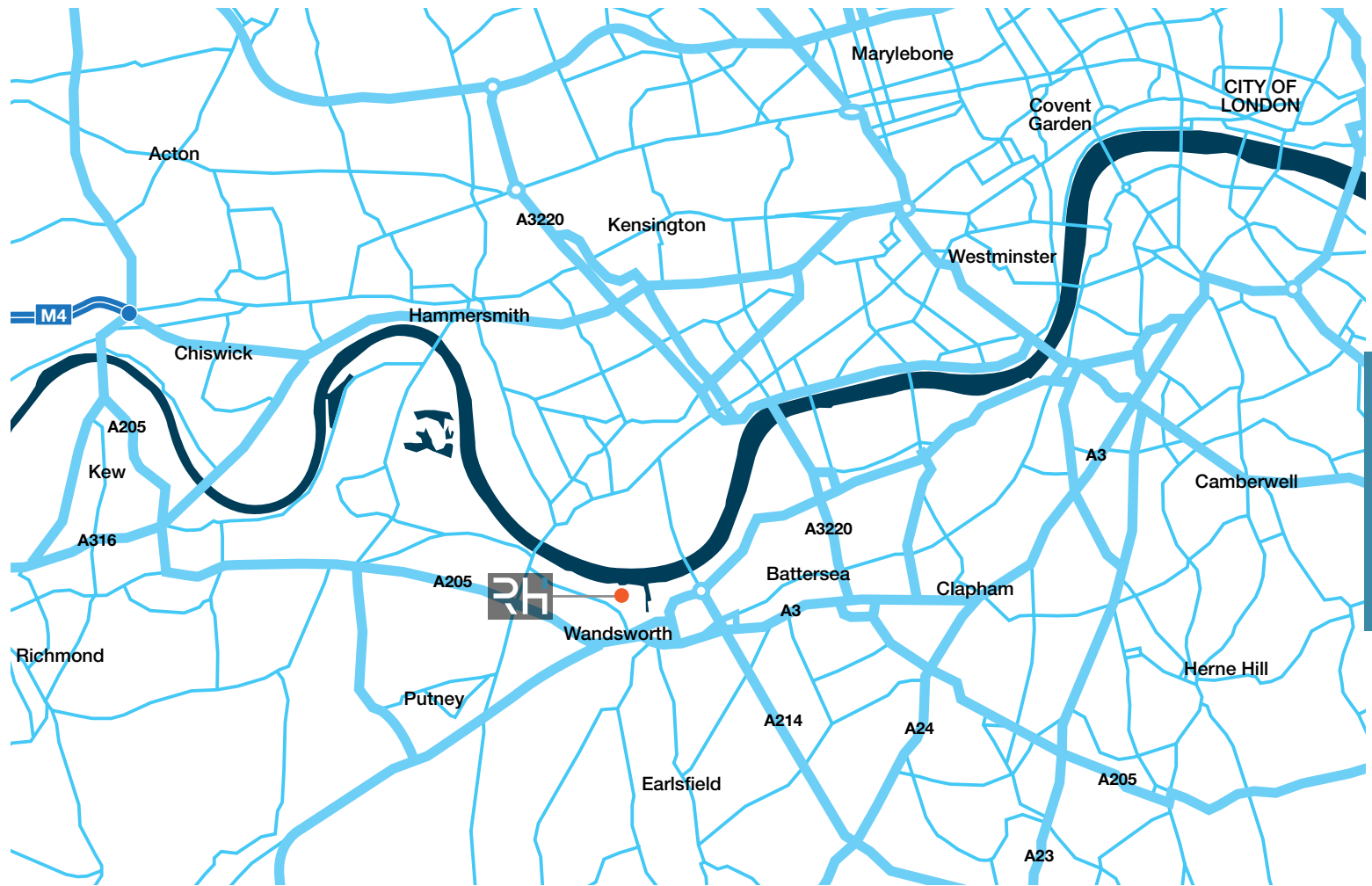
WANDSWORTH
TOWN STATION



Riverside Quarter is adjacent to Wandsworth Park and only a short distance to King George's Park. Between them they offer tennis courts for hire, playgrounds, a putting green, 5-a-side football pitches, tree-lined walks and a bowling green.



A much sought after residential area, Wandsworth and Putney's riverside buzzes with life; from rowing clubs to riverside walks and cycle tracks that take you as far West as Marlow and East to London Bridge and beyond. The Thames Clipper service, tubes, overground trains and numerous buses connect to the rest of Central London and the A3 motorway nearby provides efficient access to the South and West of the UK.

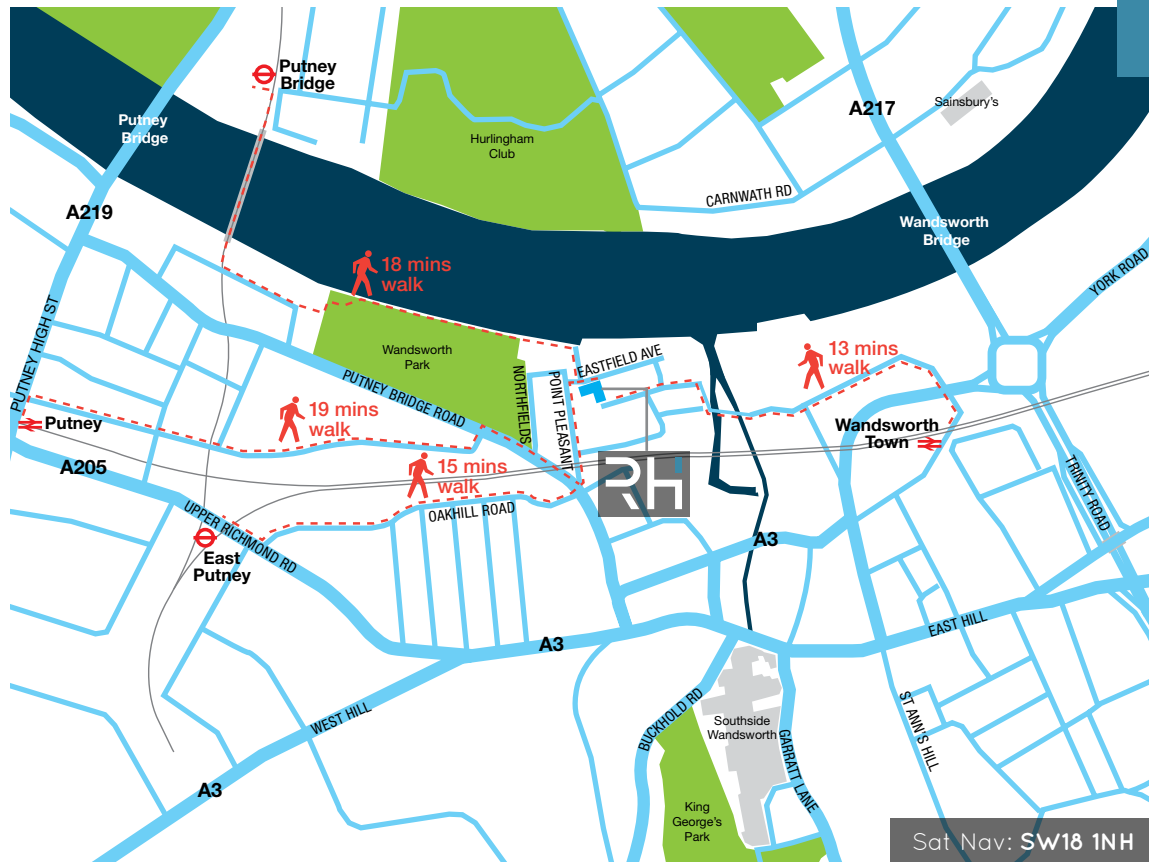


Tube-Times (from East Putney)	mins	Cycle-Times	mins	Drive-Times	mins	Boat-Times (Thames Clipper)	mins
Wimbledon	10	East Putney Underground	6	Heathrow Airport	40	Embankment	33
Oxford Circus	29	Hyde Park	25	Gatwick Airport	60	Canary Wharf	54
London Bridge	33	Mayfair	30				
King's Cross	35						

RIVERSIDE HOUSE - SITUATION

Riverside Quarter is just a few minutes' walk from Wandsworth Town Centre, its leisure, health and sports facilities and the substantial Southside Shopping Centre. It is also close to Putney High Street and its wide variety of cafés, restaurants and waterside bars, along with the Putney Exchange.

- WANDSWORTH TOWN STATION
————— 13 minutes walk
- PUTNEY STATION
————— 19 minutes walk
- PUTNEY BRIDGE UNDERGROUND
————— 18 minutes walk
- EAST PUTNEY UNDERGROUND
————— 15 minutes walk





Southside Shopping Centre



Putney High Street



Wandsworth Town High Street



The Cat's Back, Osiers Road



Southside Shopping Centre



Wandsworth Town



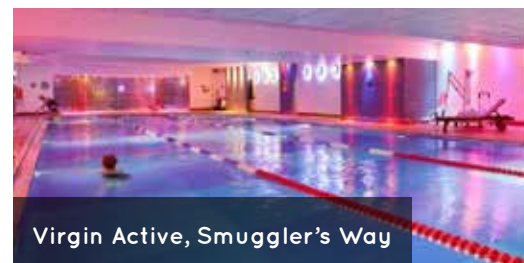
Thai Square, Putney Bridge



Putney Exchange Shopping Centre



Wandsworth Town Station



Virgin Active, Smuggler's Way



Casa Manolo, Tapas Bar





WANDSWORTH SW18 1NH

Contact the Agents to find out more:



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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Interested parties are advised to make their own enquiries regarding rateable values. February 2020.

Designed by
HEKKA