

020 3205 0200

eddisons.com

E Class offices - TO LET – Fitted -

Eddisons



DOLPHIN HOUSE RIVERSIDE WEST WANDSWORTH SW18 1DA

Rent £37.50 psf pax

Size: 4872 sq ft (453 sq m)

- Riverside location
- Fitted easy occupation
- Air conditioning
- Contract parking

LOCATION

Riverside West is located off Smugglers Way and with a short walk of Wandsworth Town railway station (Waterloo & Victoria) and cafes & restaurants. Contract car parking is available with good access to the West End and along the A3 to the national motorway network.

The scheme is well established south of York Road and to the west of Wandsworth Bridge. Other new developments in the area include L&G build to rent.

Virgin Active Healthclub, Busy Bees Nursery and an independent mini market Hudsons are on site.

DESCRIPTION

Dolphin House is on the east side of the piazza leading to the Thames and has excellent natural light throughout.

The suite comprises the entire first floor and has been fitted with 3 offices/meeting rooms, kitchen, and large open plan area.

FLOOR AREAS

First 4872 sq ft IPMS3

Ground let to a market research company.

AMENITIES

Air conditioning	3 Offices
Fresh air	Fitted kitchen
Lift	LED lights
Excellent natural light	Video entry
Bicycle area	24 hour access

PLANNING

E class office use

RENT

£179,000 per annum exclusive
£36.75 psf

VAT

Is payable in addition

LEASE TERMS

A new lease for a period to be agreed

TIMING

Immediate

RATES

Located in LB wandsworth

To be advised, estimated at £65,700 payable, subject to valuation by VOA. All rates to be confirmed with LB Wandsworth

SERVICE CHARGE

Estimated at £16,000 per annum

LEGAL COSTS

Each party pays own legal costs

EPC

On application

ADDITIONAL INFORMATION

Further photographs and a layout floor plan below.

VIEWING

Strictly via the joint agents

Houston Lawrence

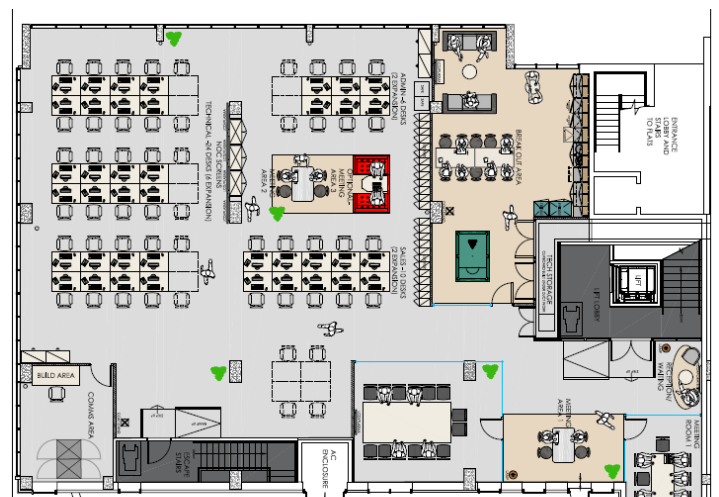
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Eddisons

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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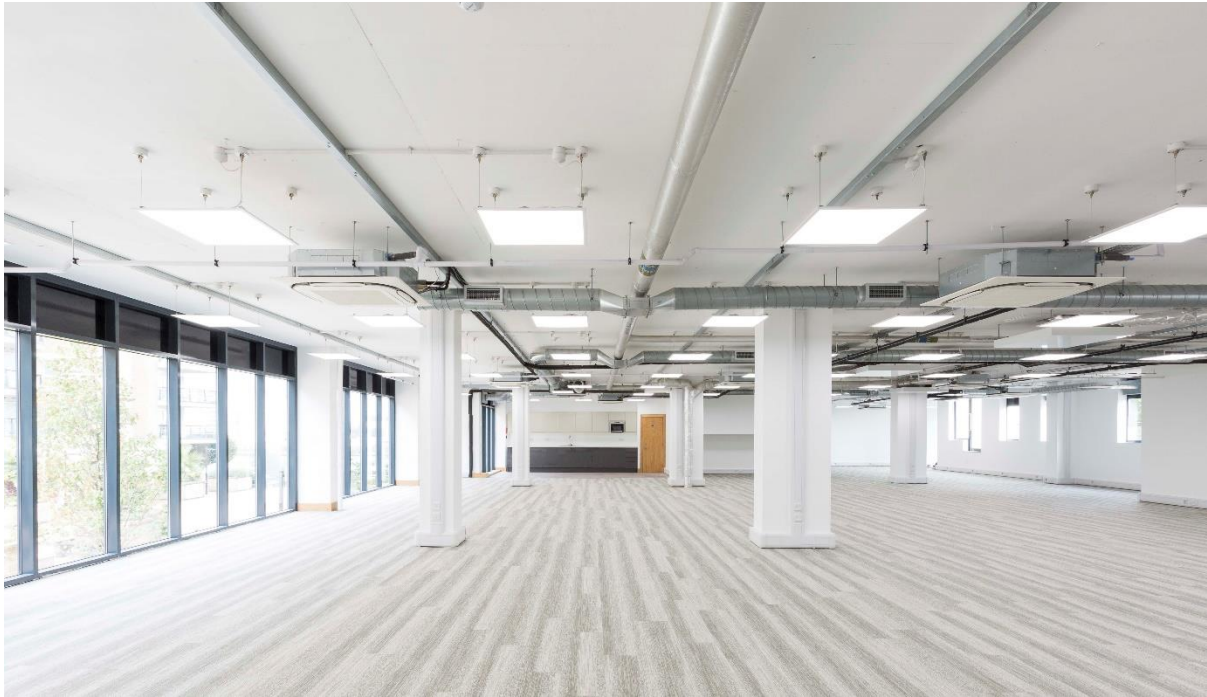


Photo before last occupation



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Furniture available – open plan area.



Kitchen – break out bar (moveable)

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