

020 3205 0200

eddisons.com

OFFICE CLASS E - TO LET OR FOR SALE

**Eddisons**



**Unit 20, Point Pleasant, Riverside Quarter, Wandsworth Riverside SW18 1GG**

**Rent £29.70 PSF PAX /Price: £475 PSF**

**Size: Size 1,851 sq ft ( 171.96 sq m)**

- Self contained building
- Fitted
- E class use
- Parking available

## LOCATION

Unit 16 Point Pleasant is situated off Putney Bridge Road next to Wandsworth Park, between Putney and Wandsworth. 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.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available, as well as access to the Santander cycle hire docking station situated next to the commercial space.

Southside shopping centre is within walking distance offering numerous retail and leisure facilities. Putney High Street and its wide variety of shops, restaurants and waterside bars is similarly within close proximity.

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## DESCRIPTION

Comprising a modern office building arranged over ground and first floors and benefit from ceiling mounted comfort cooling, male and female WCs and a shower.

Extensive natural light is provided to both floors with large windows particularly on the first floor.

The premises are currently fitted providing mainly open plan accommodation on the first floor with one private office and reception.

Kitchen and meeting facilities on the ground floor.

The premises are pretty much ready for immediate occupation by an incoming tenant.

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## AMENITIES

Air conditioned throughout

Private meeting room

Cycle racks on site

Private kitchen

1 parking space available via separate arrangement

Available immediately

EPC: D92

## ACCOMMODATION

We set out the approximate net internal floor areas below

|              |                                |
|--------------|--------------------------------|
| First Floor  | 975 sq.ft.                     |
| Ground Floor | 876 sq.ft.                     |
| <b>Total</b> | <b>Approx 1,851 sq.ft. NIA</b> |

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## PLANNING

The premises were previously used as an office (B1) . We understand that may benefit from the new Class E of the 2020 Use Classes Order subject to approvals.

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## TERMS

New lease or for sale on residue of 999 year long lease

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## PRICE/RENT

Rent £29.70 psf pax = £55,000 per annum  
For Sale £879,225 exclusive

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## RATES

The pemises are located in the London Borough of Wandsworth. All potential occupiers must contact the Local Authority to determinethe Business Rates payable.

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## RATEABLE VALUE

RV Offices £55,000 Payable for year ending April 2025 will be approx. £29,260pa Equating to £15.80/sqft

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## SERVICE CHARGE

Estimated at £2.50 per sq ft per annum

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## ADDITIONAL INFORMATION

See below for floor plans and photographs

For more information, visit [eddisons.com](http://eddisons.com)  
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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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## LEGAL COSTS

Each party pays own costs

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## VAT

Will be charged in addition

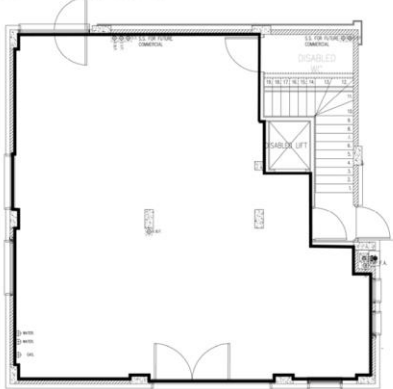
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## TIMING

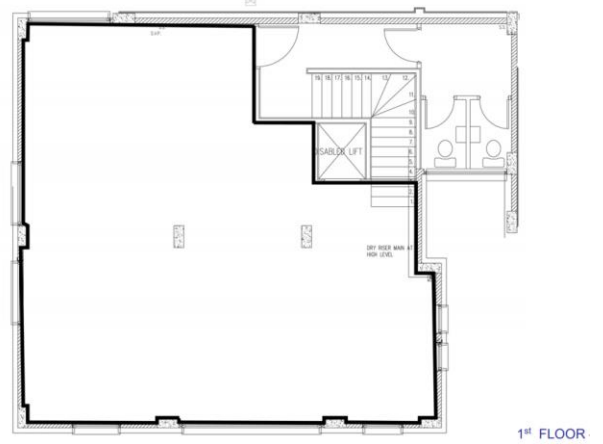
Immediate

RIVERSIDE COMMERCIAL QUARTER, WANDSWORTH

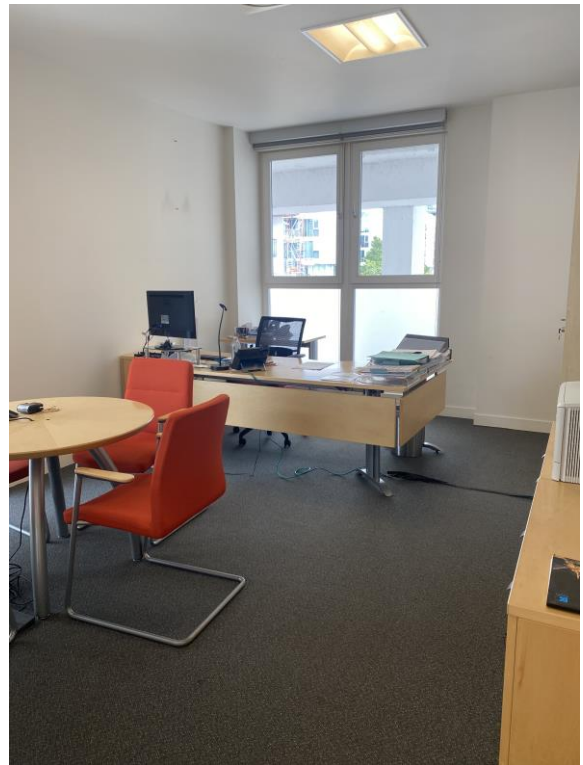
- UNIT 3
- TOTAL NIA 172SQM /1851 SQFT
  - GROUND FLOOR NIA 86 SQM /925 SQFT
  - FIRST FLOOR NIA 86 SQM /925 SQFT



RIVERSIDE COMMERCIAL QUARTER, WANDSWORTH  
UNIT 3



Layout plans showing original open plan



## VIEWING

**Houston Lawrence**

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**Eddisons**

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FURNITURE NOW REMOVED

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