

020 3205 0200

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Eddisons

E class (Offices) For Sale on behalf of receiver



Unit 1 The Radial, 26 Point Pleasant, Wandsworth Park, London, SW18 1GG

Price: £325 psf exclusive

Size: 2,477 sq ft (227 sq m)

- E class use or any authorised by planning permission
- Virtual freehold (980 years unexpired)
- Contemporary fitted offices
- Potential for Residential Use subject to permissions.

LOCATION

26 Point Pleasant is located next to Wandsworth Park, between Putney and Wandsworth, and approached via Putney Bridge Road. It forms part of Riverside Commercial Quarter.

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.

RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available, as well as access to cycle hire bikes.

The 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 are close by.

The area has seen substantial mixed-use developments and forms part of a new Riverside community. The Cats Back public house is close by with a Sainsburys Local, Kat Coffee Bar and other facilities close. Other local occupiers include Dentists, Private Schools, Nursery's and Gym/Pilates providers.



DESCRIPTION

The property comprises purpose built office premises arranged on the ground and first floors of a mixed use scheme with separate residential above. The offices are arranged predominantly in open plan on the ground floor with a meeting room, Galley kitchen and two WC facilities.

The first floor is accessed via a glass clad staircase and provides further open plan workspace and 3 private offices/meeting rooms.

Indicative floor plans are provided at the end of the particulars.

AMENITIES

Contemporary fit out
Comfort Cooling
Fitted kitchen
2 x WC inc disabled
Meeting rooms/offices
Ready to occupy

ACCOMMODATION

Floor	Approx Area sq ft Net Internal area
First Floor	1,360
<u>Ground</u>	<u>1,117</u>
TOTAL	2,447

PLANNING

Currently used as B1 Offices and suitable for other E class uses.

The premises may suit conversion to residential under permitted development rights. All interested parties must make their own enquiries of LB Wandsworth planning department. This property falls in site 5. [Article 4 Directions Sites 1 to 10 \(wandsworth.gov.uk\)](http://wandsworth.gov.uk)

TERMS

A sale of 999 year long lease from 1st June 2005 at a peppercorn ground rent.

The lease user clause is "Any use permitted by the local planning authority"

PRICE

Guide price of **£805,000 (approx £325 per sq ft)**

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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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BUSINESS RATES

London Borough of Wandsworth

RV £63,500

Estimated payable £34,671 for 2024-25.

All interested parties to verify the amount payable by direct enquiry to the local authority.

ESTATE CHARGE AND INSURANCE

Estate charge approx £2.10 psf

VAT

VAT will be charged in addition

TIMING

Immediate on completion of legal formalities

LEGAL COSTS

Each part pays own legal cost incurred in the transaction.

EPC

Rated as D with a score of 82. Copies of the EPC and Recommendation Report are available on request.

INSPECTIONS AND INFORMATION

By appointment through sole agents

Eddisons 020 3205 0200

mark.belsham@eddisons.com

Mark Belsham 07973 372 698



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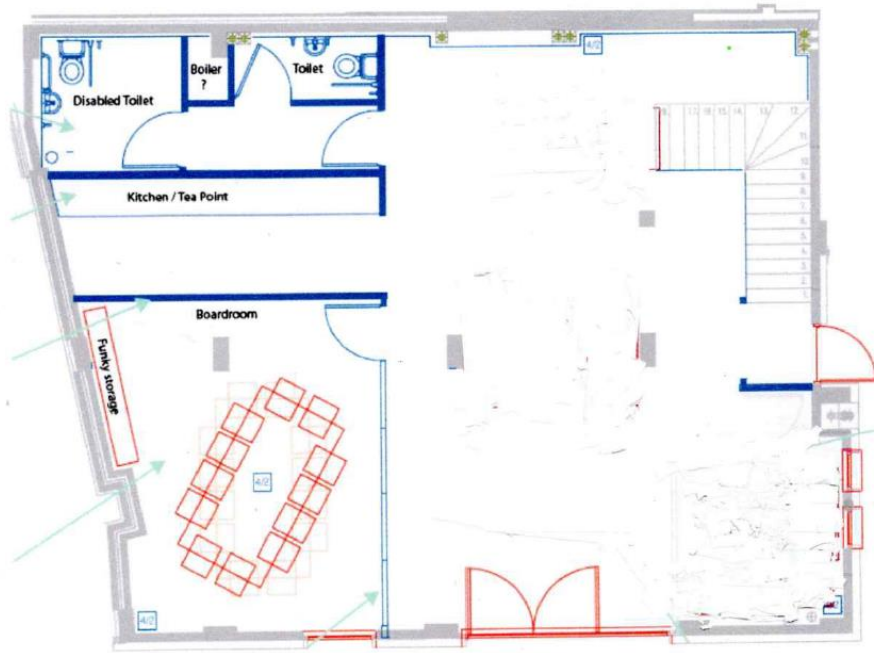
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Plans for identification only and are not to scale.



GROUND FLOOR PLAN UNIT 1. - Using Fire Shutter



FIRST FLOOR PLAN UNIT 1 - Using Fire Shutter

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