

020 3205 0200

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Eddisons

Commercial - TO LET or FOR SALE



56 Gwynne Road Battersea SW11 3GL

£29 per sq ft GIA

Size: 3,768 sq ft GIA

Shell Condition

CAT A fit out option

Varied use potential

Opposite a park

LOCATION

The property is located on the east side of Gwynne Road, close to its junction with Lombard Road, in the London Borough of Wandsworth.

This popular residential and commercial area is within minutes' walk from Battersea Square, which provides several cafes and restaurants - ideal for a lunch break! A range of independent and convenience retailers including Tesco and Sainsbury's can also be found to the east along Battersea High Street and adjoining roads.

Excellent transport links, Clapham Junction is approximately 8/10-minute walk providing easy access into Central London via Victoria and Waterloo.

DESCRIPTION

The unit comprises the lower ground, ground, and mezzanine floor of a new development with residential above.

A park is directly opposite.

The floor space is in shell condition and can be fitted to a CAT A office finish subject to an agreed specification. Proposed layout plans available upon request.

SERVICES

Water and power capped off.

ACCOMMODATION

Mezzanine	388 sq ft
Ground	1,540 sq ft
Basement	1,840 sq ft
Total	3,768 sq ft (350 sq m)

PLANNING

B1 & D1 medical consent

PRICE/RENT

New occupational lease £29 psf on GIA exclusive

For sale on residue of long lease.

£382.65 psf on GIA

VAT

Will be charged in addition

LEASE TERMS

Terms to be agreed for a new lease or for sale as 128-year leasehold interest with effect from 1st January 2016. Ground rent @ £1,000 pa.

TIMING

Immediate

RATES

To be assessed on completion of fit out works. Guide £10-12 per sq ft payable subject to formal valuation by the VOA.

SERVICE CHARGE

On application. Guide £2 per sq ft

LEGAL COSTS

Each party pays own costs

EPC

On application

ADDITIONAL INFORMATION

Floor plans and photographs below

VIEWING

Strictly via the joint agents

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Important Information

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Mezzanine view to The Park



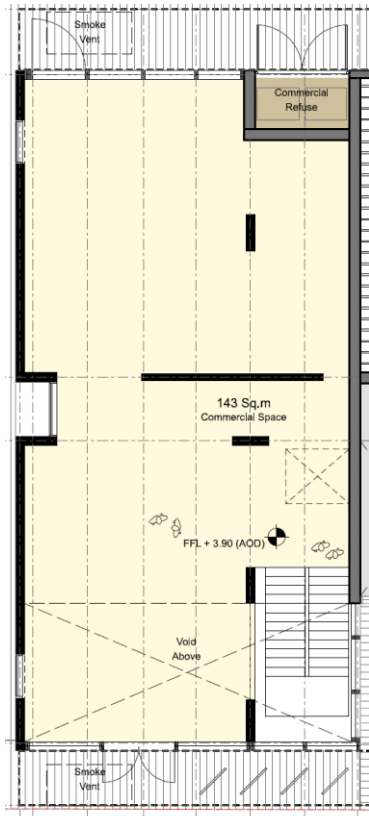
Ground floor

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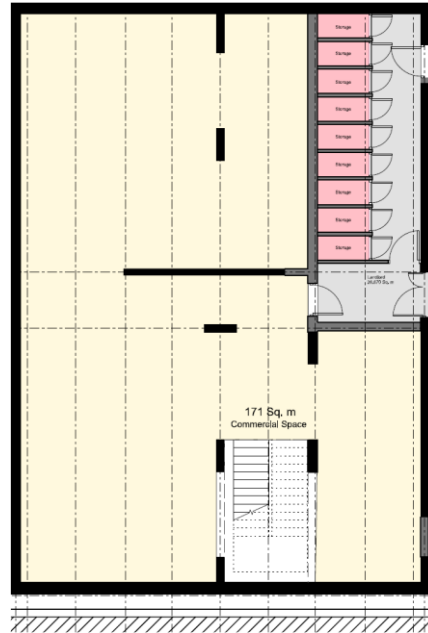
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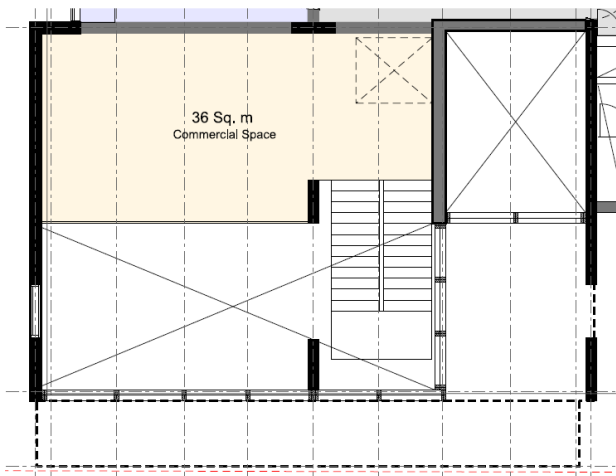
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Ground



Basement



Mezzanine

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