

124/130 WANDSWORTH ROAD SW8 2LD

ECONOMICAL OFFICE/LEISURE USE SPACE

NEW LEASE

1,500 to 4,500 SQ FT

KALMARs

COMMERCIAL

020 7403 0600
2 Shad Thames, SE1



124/130 WANDSWORTH ROAD SW8 2LD

LOCATION

The property is prominently located on Wandsworth Road, one hundred and fifty metres from Nine Elms Northern Line Station. As the West End is only 1.5 miles away this is a good position for serving central London, at a highly discounted rent by comparison.

DESCRIPTION

The space is arranged on 1st 2nd and 3rd floors in this period former cinema building, the remaining space being occupied by the Southbank Club. Each floor is approximately rectangular with double glassed windows along the front, excepting the top floor which has a breakout roof terrace in one corner.

AMENITIES

- Air conditioning in part
- Bar kitchen to top floor
- Roof terrace
- Independent access
- Burglar alarms to each floor

SIZE

FLOOR	SQ FT	SQ M
1st	1,750	165
2nd	1,750	165
3rd	1,000	95
TOTAL	4,500	425

TENURE

A new lease will be granted for 5 years subject to an upward only review after 3.

RENT/PRICE

£20 psf

COSTS

Rateable Value - £71,500

Service Charge - No service charge or building insurance costs are made

Rates Payable 23/24 £36,608

Equivalent to - £8.13 psf

Legal Costs - Both parties to pay their own

USE

Class E planning allowing office, leisure, medical and some other uses.

POSSESSION

On completion of legal formalities

VIEWINGS

By Appointment through agents KALMARs

CONTACT

KALMARs COMMERCIAL

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