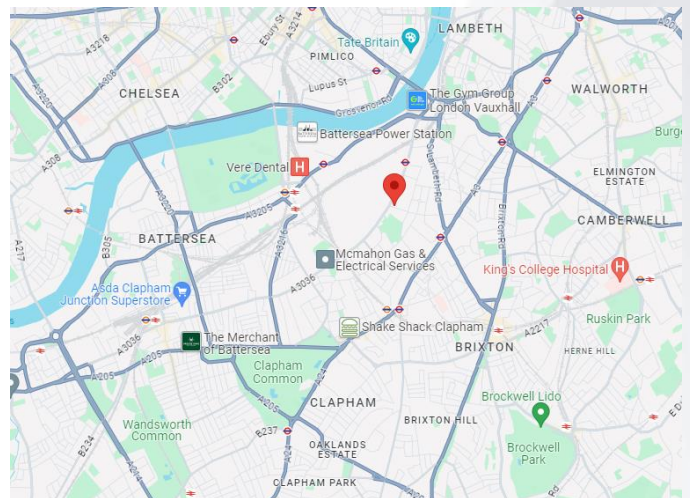


TO LET



KEY HIGHLIGHTS

- A rare opportunity to lease a site with potential for a variety of uses subject to planning.
- Located within walking distance of the Vauxhall/ Nine Elms/ Battersea (VNEB) Opportunity Area.
- Site extending to approx. 0.33 acres (0.13 hectares) with detached former Delivery Office of 6,142 sq ft (GIA).
- Prominently located on Wandsworth Road (A3036) connecting Vauxhall to Wandsworth.
- Available with vacant possession.



Source: Google Maps

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TO LET
LOCATION

The Site is situated on the border of Zone 1 and 2 in the northwest quadrant of the London Borough of Lambeth, approximately 3.1 miles south of Central London being ideally positioned on the south side of Wandsworth Road.

To the north of the site lies the VNEB Opportunity Area which includes the former Battersea Power Station and the newly opened Nine Elms and Battersea Power underground stations.

Town/City	Distance
Nine Elms Underground Station	0.3 miles
Battersea Power Station	0.8 miles
London Bridge Train Station	3.3 miles
Central London	2.8 miles

Source: Google Maps

DESCRIPTION

The property comprises an L-shaped site of approx. 0.33 acres, containing a detached former delivery office of approx. 6,142 sq ft (GIA), with a secure yard and parking area.

The building has a two-storey front section which provides a public counter, ground floor office and amenity space together with WC facilities. The first-floor accommodation currently comprises a kitchen, locker room/break out area and WC facilities. To the rear is a single storey sorting/dispatch and storage facility. Externally and to the side of the building is a secure yard/parking area with double doors giving access to the sorting/dispatch area.

Principal access is from Wandsworth Road and access to the car park is via a secure gated entrance off Landsdowne Way.

ENVIROMENTAL CONSIDERATIONS

The property has an EPC rating of E 118.

The Site is mainly in Flood Zone 1, partly within Flood Zone 3 with the benefit of flood defences.

BUILDING ACCOMMODATION (GIA)

	SQ M	SQ FT
Ground	495.71	5,336
First	79.97	806
Total	575.68	6,142


PLANNING

We understand that the site is classed as a 'Non-Designated Industrial Site'.

The property is located within the Wandsworth Road Conservation Area, neighbouring the Larkhall Conservation Area having been used as a Royal Mail Delivery Office for a number of years. There are no listed properties on the site.

TERMS

The property is available upon a new Lease for a term by agreement. Further information is available from the agents.

VAT

The property is not currently elected for VAT.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.

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