

## FF and SF 61 Wandsworth High Street, London SW18 2PT

**TO LET**

**2900**  
Sq Ft

**£72,500**  
Per annum excl.

**£25.00**  
Per Sq Ft

Uses Considered:  
**ALL USES  
CONSIDERED**

### Description

The property comprises First and Second Floor offices in an attractive period building.

A private entrance from street level on Wandsworth High Street takes you up to each floor which are part divided into private offices and meeting rooms, and part open plan.

High ceilings, shower facilities and plenty of windows make the building a pleasant working environment suitable for office, medical, or gym use.

See floor plan and images.

Available as 1 combined office, or each floor individually.

### Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

### Rent

£72,500 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: None

### EPC

TBC

### VAT

TBC

### Local Authority

LB Wandsworth

### LTA 1954

Outside

### Utilities

Gas, Central Heating,  
1 Phase Elec.

### Accommodation (NIA)

	Sq M	Sq FT
First Floor:	134.71	1450
Second Floor:	134.71	1450
<b>Total (NIA):</b>	<b>269.42</b>	<b>2900</b>

**\*360 Tour and Floor Plan Available\***

### Rates / Service Charge

Rateable Value:	£36,750
Rates Payable (23/24):	£18,339 pa*
Service Charge (Est)	TBC
Insurance (Est)	TBC

\*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

# Evans Pearson

Chartered Surveyors

Contact:

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1 Princes Close  
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## Location

Wandsworth is an affluent residential urban district and London Borough, 5 miles South West of central London.

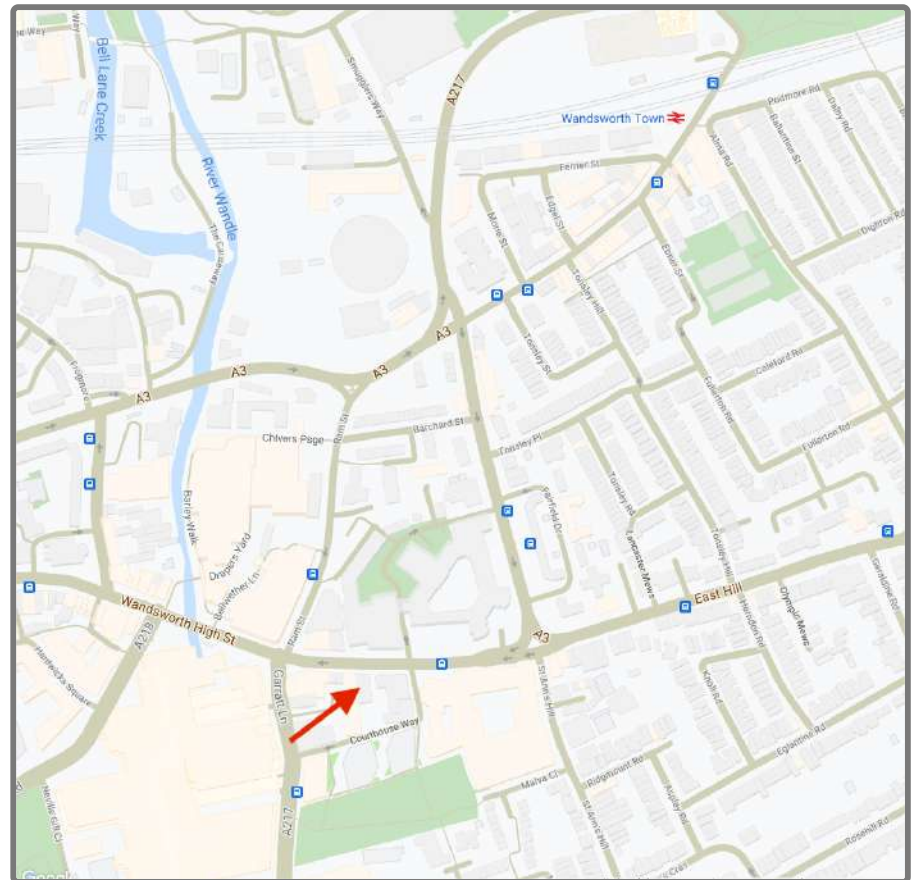
The area is serviced by the South Circular (A205) and the A3 providing fast vehicular routes out to the M25 and into Central London.

As well as the Southside Shopping Centre and the newly developed Ram Quarter, Wandsworth is known for its green spaces, proximity to the River Thames and easy access to the rest of South West London.

Wandsworth Town in particular provides prestigious housing stock and offers a village feel whilst remaining well connected and well serviced by Wandsworth's extensive and diverse amenities.

Wandsworth Town Railway Station is a 9 minute walk away and provides fast connections into and out of central London.

East Putney is a short bus ride to the West, providing underground services via the District Line.



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

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14'2" x 12'6"  
(4.32m x 3.80m)

