

**6 NORTHFIELDS PROSPECT, WANDSWORTH
PARK, SW18 1PE**



**SELF CONTAINED OFFICES OVERLOOKING
WANDSWORTH PARK**

TO LET

1,030 SQ FT (95.69 SQ M) APPROX



EXTERIOR OF UNIT 6

For further information or to arrange an inspection please contact sole agents:

CATTANEO COMMERCIAL LTD
19-23 High Street
Kingston upon Thames
Surrey KT1 1LL
www.cattaneo-commercial.co.uk





First Floor



Top Floor

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LOCATION

Northfields Prospect is a purpose-built courtyard office scheme at the junction of Northfields with Putney Bridge Road and overlooking Wandsworth Park. East Putney (District Line) underground station is approximately 9 minutes walk away and Putney Mainline (High Street) or Wandsworth Town Main line railway stations are approximately 12 minutes walk away. The Thames clipper riverbus services goes from Wandsworth Riverside Pier (3 mins walk) to the West End, City and Docklands.

The location benefits from 8 hectares of Wandsworth Park, a wonderful Riverside environment and a wide variety of Gastro pubs, cafes and restaurants within the local area. Shopping facilities at Southside, Wandsworth and Putney High Street are within a short walk.

DESCRIPTION

Unit 6 provides a self-contained building overlooking the Park. The premises are on the ground, first and second floors with the top floor having a vaulted ceiling with excellent views over the park. There is one car parking space allocated with the unit and additionally pay and display parking close by.

The premises are currently open plan on the ground floor with a WC. The first floor is open plan plus a kitchen and the top floor is open plan.

AMENITIES

- ◆ Self-contained
- ◆ Independent heating
- ◆ Excellent natural light
- ◆ Private WC
- ◆ One car space

ACCOMMODATION

FLOORS	SQ FT	SQ M
Second	355	32.98
First	345	32.05
Ground	330	30.65
Total	1030	95.68

TERMS

The premises are available to let on a new full repairing and insuring lease for terms to be agreed

RENT

£29.50 per sq ft per annum exclusive

BUSINESS RATES

Rateable Value £23,500
Rates Payable 24/25 £11,796

We strongly recommend you verify these figures with London Borough Wandsworth

SERVICE CHARGE

A service charge is applied for the maintenance of the Estate, estimated £1,800 per annum.

VAT

We have been advised the building is not elected for VAT.

EPC

Current Rating - D (96)



For further information or to arrange an inspection please contact sole agents:

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MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

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