

**124/130 WANDSWORTH ROAD SW8 2LD**

**ECONOMICAL OFFICE/LEISURE USE SPACE**

**NEW LEASE**

**1,750 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 1<sup>st</sup> floor in this period former cinema building, the remaining space being occupied by the Southbank Club. The 1<sup>st</sup> floor is approximately rectangular with double glassed windows along the front.

## 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

## TENURE

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

## RENT/PRICE

£18 psf

## COSTS

**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

Jack Scotter

0207 403 0600

Jacks@kalmars.com