

UNIQUE RIVERSIDE FREEHOLD

Approx 2,200 sq ft (204 sq m)

Part Office/Part Retail

FOR SALE/TO LET



EMBANKMENT STUDIOS, PUTNEY, LONDON, SW15 1LB



LOCATION

The property is situated on the Embankment close to its junction with Festing Road. It is within the Putney Embankment Conservation Area.

The many and varied retail and leisure uses on Lower Richmond Road and Putney High Street are close at hand, including Odeon Luxe Putney, Gail's Bakery, Franco Manca and many riverside pubs. Putney Bridge (District Line) Underground Station just over Putney Bridge in Fulham and Putney mainline station is on Putney High Street. Road access is good with Lower Richmond Road leading to Putney High Street, giving direct access via Putney Bridge into Fulham and north up to the A3.

DESCRIPTION

This property comprises a two-story building with a unique view of the River.

The ground floor offers a spacious open-plan layout that was previously utilized as a retail outlet. It includes a kitchen, shower, and WC.

The first floor was used as an open-plan office area complemented by a spacious balcony. Additionally, the property features a substantial front yard. The premises currently have a single staircase. We believe certain alterations may be required to make the premises compliant for fire safety purposes.



ACCOMMODATION

We understand the following approximate NIA areas apply:

First Floor	1,160 sq ft	107.7 sq m
Ground Floor	1,040 sq ft	96.7 sq m
Total	2,200 sq ft	204.4 sq m





PLANNING

Please see planning comments.

We believe that the implemented planning permission dated 17 October 2001 authorises the existing use of the ground floor of the Property as part retail showroom and part design although this is not conclusive.

We believe that the implemented planning permission dated 30 October 1985 authorises the existing use of the first floor of the Property as a design studio/office although this is not conclusive. This use appears to be restricted to architects office and only between 8am & 6pm Mon - Sat.

We strongly recommend interested parties carry out their own investigations to see if other Class E uses may be permitted. The local authority is LB Wandsworth.

TERMS

The premises are available for sale with vacant possession.

PRICE

The building is available for sale Freehold with full vacant possession at offers in excess of **£1,200,000 plus VAT** subject to contract

Or

£57,500 per annum exclusive plus VAT for a new full repairing and insuring lease on terms to be agreed.

BUSINESS RATES 2025/26

Rateable Value £61,000

Rates Payable £33,855

VAT

We are advised that VAT is applicable.

EPC D (98)

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

TIM WILKINSON
020 8481 4745
tim@cattaneo-commercial.co.uk

ANDREW ARMIGER
020 8481 4741
andy@cattaneo-commercial.co.uk

Brochure updated

September 2025



CATTANEO COMMERCIAL LIMITED
19-23 High Street,
Kingston upon Thames,
Surrey KT1 1HL
www.cattaneo-commercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008

Cattaneo Commercial for themselves and for the vendors of this property whose agents they give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cattaneo Commercial has any authority to make or give any representation or warranty whatever in relation to this property.