

LIGHT INDUSTRIAL/OFFICE UNIT

TO LET ON A NEW LEASE

1,733ft² (161m²)

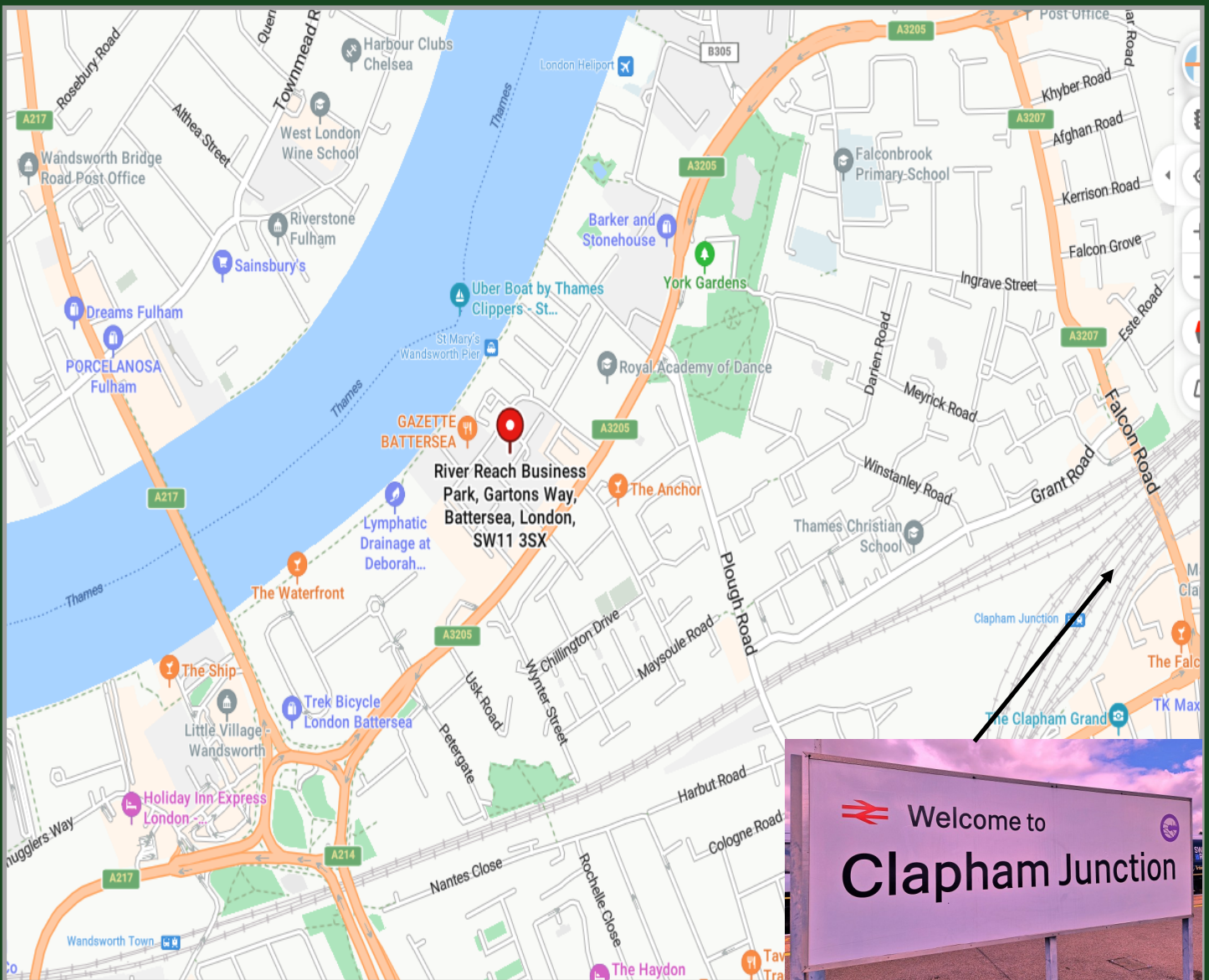
LOADING DOORS AND PARKING BAYS



**UNIT 1, RIVER REACH,
GARTONS WAY,
LONDON SW11 3SX**

Location

The property is situated on the south side of the River Thames between Wandsworth and Battersea. It is off York Road (A3205) about 500m from Wandsworth Bridge and provides good access into central London and the West End. There are many new residential developments in the immediate area including Plantation Wharf. For public transport Clapham Junction with Southern and SouthWest mainline services and London Overground services is 10 minutes walk.



Description

The property comprises a purpose built two storey business unit with a forecourt loading and parking area. The unit would suit a variety of different uses but is currently arranged as reception area, meeting room and office to the ground floor and open plan offices at first floor level. There is a high spec WC /shower room and kitchenette on the ground and a kitchenette and WC to the first floor. The ground and first floor have additional windows to the side giving very good natural light. There are full height fold back doors and a separate entrance to the ground floor both with security grilles.

The unit has three zone AC, gas central heating, suspended ceilings with LED panel lighting and 3 phase power provision, fire alarm, electric vehicle charging point, good locks and security fittings.

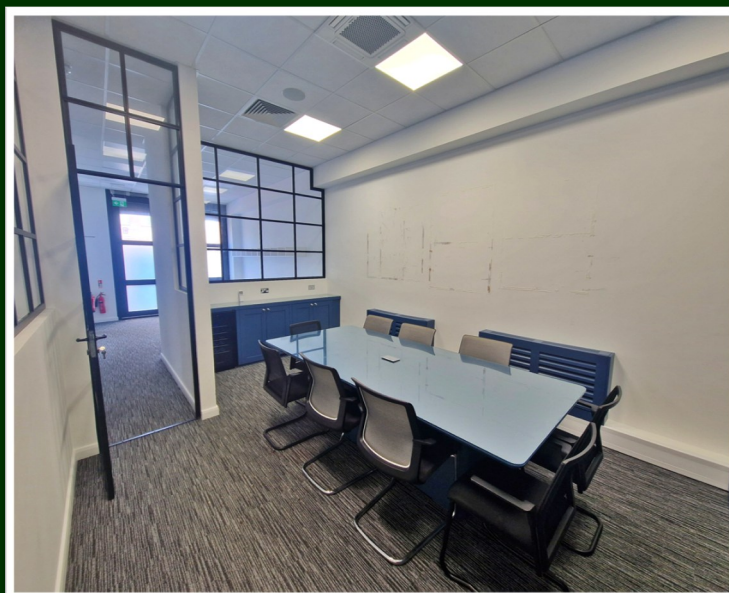
RENT: **£46,500** per annum exclusive

LEASE: A new full repairing and insuring lease for a term to be agreed.

BUILDING INSURANCE: to be advised

SERVICE CHARGE:- The estate service charge (2025) was £483.57 per annum

An Energy Performance Certificate has been ordered.



Accommodation

The property comprises the following net internal areas:-

Ground floor **861ft²** **(80m²)**

Reception office, Meeting room, Rear office

Kitchenette

Shower/WC

First floor **872ft²** **(81m²)**

Open plan with kitchenette

Single WC/washroom



Business Rates:

London Borough of Wandsworth

Rateable Value (2026/27): £35,250

UBR

Small Retail, Hospitality & Leisure (RHL) 2026/27 38.2p in the £

Small Non- RHL 2026/27 43.2 p in the £

This information has been obtained verbally and we would advise interested parties to verify this with the appropriate rating authority.

This information has been obtained verbally and we would advise interested parties to verify this with the appropriate rating authority.



VIEWING: Strictly by appointment only through sole agents:

BELLS COMMERCIAL 02072284405

SUBJECT TO CONTRACT

PLEASE CHECK CURRENT STATUS AND AVAILABILITY PRIOR TO INCURRING ANY EXPENSE.

Bells for themselves and for vendors or lessors of this property whose agents they are given notice that

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Bells has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) all applicants are advised to confirm prior to their appointment to view a property that is still available and that all of the main details are unchanged,

Bells Commercial Limited are members of The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP www.tpos.co.uk 01722 335 458 Membership No. T01796 and operate an internal complaints procedure a copy of which is available on request.

