



Chartered Surveyors &
Commercial Property Consultants

OFFICE / RETAIL UNIT

TO LET

**UNIT 5, SEVEN EASTFIELDS AVENUE, RIVERSIDE
QUARTER, WANDSWORTH, LONDON, SW18 1RA**

194 SQ FT (18.02 SQ M)



Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Wandsworth Riverside Quarter sits beside the Thames overlooking Fulham's famous Hurlingham Club. A few minutes' walk from Wandsworth Town Centre and the substantial Southside Shopping Centre, it is also close to Putney High Street and its wide variety of restaurants and waterside bars, along with the Putney Exchange retail mall.

The Thames Clippers service, tubes, overground trains and numerous buses all connect to the rest of Central London and the A3 provides access to the South and West of the UK. With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes' walk away. RB6 River Bus service to Chelsea Harbour and Embankment from Riverside Quarter Point Pleasant is available as well as access to the Santander cycle hire docking station (2 mins walk from the office).

DESCRIPTION

Office / Retail space with private entrance extending to a total area of approximately 194 sq.ft. - ideal workspace for up to 3 desks.

Recently fitted to provide open-plan workspace with kitchen area and toilet.

Available for immediate occupation.

ACCOMMODATION

	Sq. M.	Sq. Ft.
Total	18.02	194

RATING ASSESSMENT

Rateable Value £10,250

Rates Payable £6,611.75 (2025/26)

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of tba and a score of tba.

PROPOSAL

The space is available on a new lease the length of which is open to negotiation – minimum 12 months. The quoting rent is £10,000 per annum exclusive. VAT is applicable.

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LEGAL COSTS

Each party to be responsible for their own legal costs.

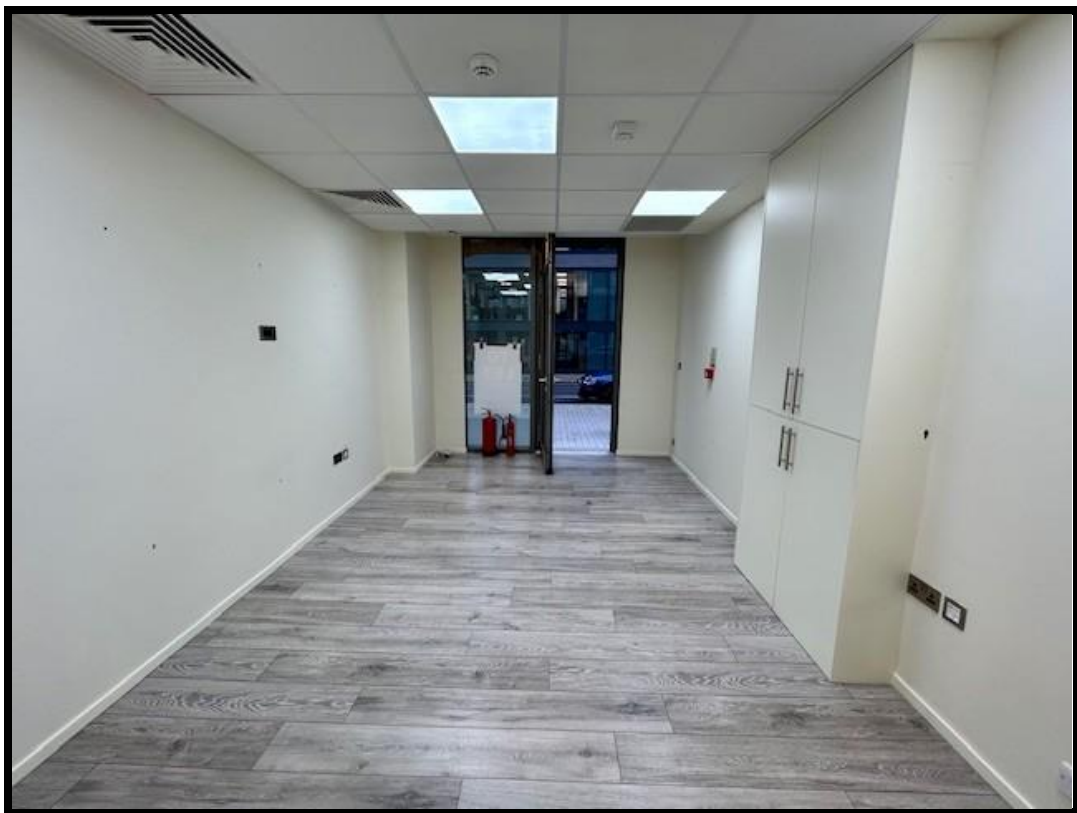
VIEWING

Contact Mr Shane Prater

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January 2026



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