

PROMINENT OFFICE FOR SALE ON 999 Year lease
Variety of uses available stpp

98 Silverdale House
Wandsworth
London SW18 4JZ

Approx 2,618 sq ft (243 sq m)



LOCATION

Located in the heart of Wandsworth, Silverdale House is situated on the north side of Wandsworth High Street at the junction with St Ann's Passage and within The Wandsworth Town Conservation Area. The new Ram Quarter mixed-use development and Southside shopping center is close by.

Road communications both into and out of central London are excellent, with the A3/South Circular passing the front of the property offering superb road access to central and south west London.

Subject to contract and exclusive of VAT if applicable

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East Putney Underground Station (District Line) and Wandsworth Town (BR) Station provide direct services to central London and Waterloo are the closest stations to the property and numerous bus routes are easily accessible.

DESCRIPTION

This prominent self-contained property is arranged on the ground floor, arranged as a dynamic large open plan double height area with original features at the front.

Three private offices/meeting rooms and a mezzanine office area, with private male and female WCs, shower, kitchen, comms room. There is a secure archive storage area in the basement (not inspected)

Silverdale House has been comprehensively refurbished with new air cooling, LED lighting, floor coverings, new showers, WCs - the premises are now ready for immediate occupation - floor layout plans are available on request.



AMENITIES

- Prominent Position
- Good transport connections
- Open plan office
- Private meeting rooms / offices
- Mezzanine level

- Ready for immediate occupation
- Good Natural Light
- 4m Ceiling height to front.

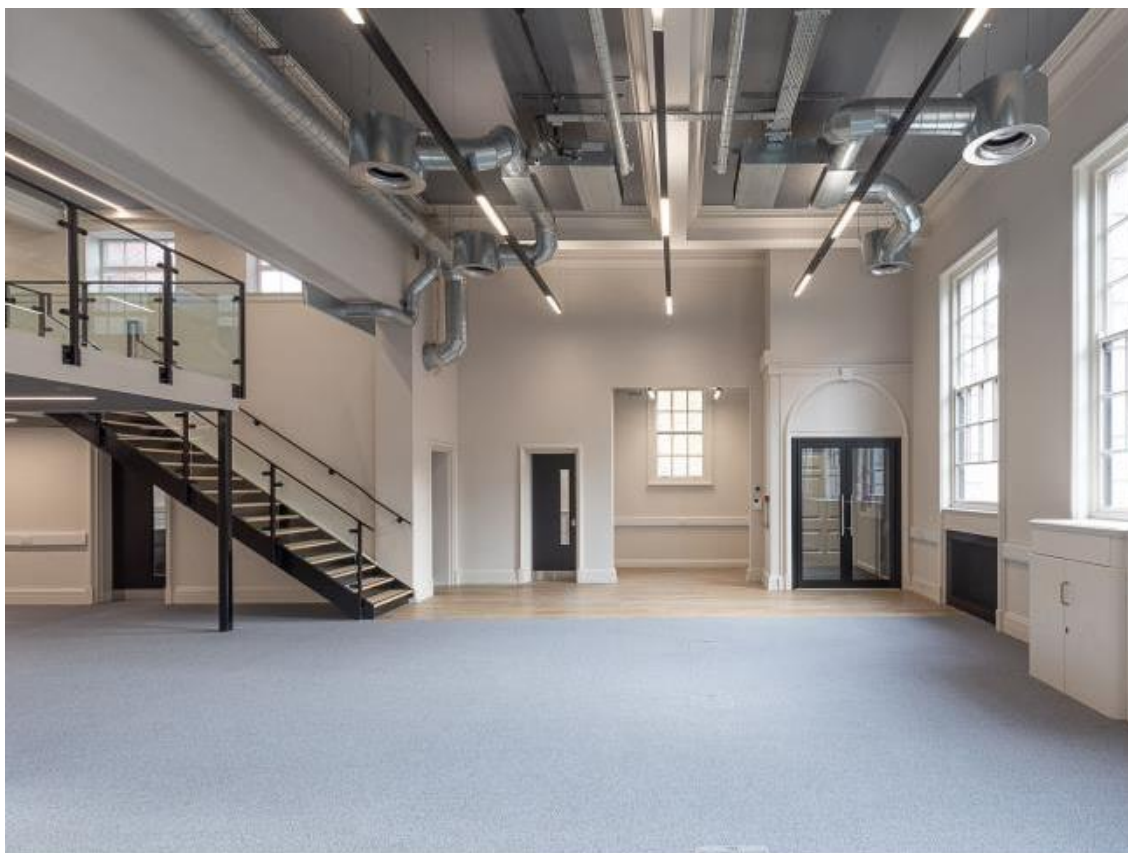
ACCOMODATION

We set out below the following approximate net internal areas.

Mezzanine	284 sq ft
Comms/store	55 sq ft
Ground office	2,244 sq ft
<u>Kitchen</u>	<u>35 sq ft</u>
<u>TOTAL</u>	<u>2,618 sq ft</u>

LEASE

The premises are offered for sale on a new 999 year lease subject to a ground rent of £750 doubling every 25 years for the first 100 years of the lease.



SERVICE CHARGE AND BUSINESS RATES

Service Charge To be advised

Business rates to be re-assessed.

PRICE

£1,450,000 PLUS VAT

EPC

Band C - 74

VIEWING

Strictly by appointment through landlord's joint sole agents:

Houston Lawrence

0207 801 9023

Chris Jago 07775 620 499

HNG

Part of Eddisons

0203 205 0200

Tim Wilkinson 07973 302 814

Floor plan link below

<https://houstonl.blob.core.windows.net/surga-109990/Layout%20Plan.pdf>

Virtual Tour link below

<https://viewings.ehouse.co.uk/#/matterport/show/BUyG92TFNck>