

Self-contained office (Class E)

FREEHOLD FOR SALE

**9 Northfields Prospect Wandsworth Park London
SW18 1PE**

Approx 1,045 sq ft plus one car space



External photo

Key Highlights

- Opposite Wandsworth Park and 500m from the River Thames.
- Between East Putney tube and Wandsworth Old Town rail station.
- Freehold for sale
- Features include exposed ceilings, LED lighting and great natural light.
- One on site car parking space.

Subject to contract and exclusive of VAT if applicable

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LOCATION

Northfields Prospect is a purpose-built courtyard office scheme at the junction of Northfields with Putney Bridge Road and overlooking Wandsworth Park. East Putney (District Line) underground station is approximately 9 minutes walkaway and Putney Mainline (High Street) or Wandsworth Town Main line railway stations are approximately 12 minutes walkaway.

The Uber-Thames clipper river bus service goes from Wandsworth Riverside Pier (3 mins walk) to the West End, City and Docklands

The location benefits from 8 hectare of Wandsworth Park, a wonderful Riverside environment and a wide variety of Gastro pubs, cafés and restaurants within the local area. Shopping facilities at Southside, Wandsworth and Putney High Street are within a short walk.



DESCRIPTION

The property is situated within an attractive 1980's mews style purpose-built office development with private gated entrance and courtyard.

The premises form part of a courtyard of 3 storey office buildings around a central car park. The top floor has a full height pitched ceiling and all floors have full height windows. The premises are arranged over ground, first and second floors and all have access to the walkway balcony. These balconies are fire escapes, so the internal staircase is open without lobbies and they provide direct access to each floor.

There is one car parking space allocated with the unit, commercial business parking bays on the street and additional pay and display street parking on Northfields.

Floor Areas (Net internal area)

Ground Floor	Approx	334 sq ft	31 sq m
First Floor	Approx	355 sq ft	33 sq m
Second Floor	Approx	355 sq ft	33 sq m
Total	Approx	1,044 sq ft	97 sq m



Top Floor Office

Price

£625,000 for the freehold interest. There is a management company for the communal areas and a service charge applies.

We are advised the building is NOT elected for VAT so no VAT payable on purchase price.

Service Charge

Approx. £1,600 plus VAT per annum

Business Rates

The rateable value for this unit and one car parking space is £26,500
Rates payable for financial year ending April 2022 are approx. £14,000.

We strongly advise that interested parties check with the Local Authority (LB Wandsworth)

Features

None of the services have been tested.

Excellent natural light
Painted concrete floors.
LED lights to ground and first floors.
Private WC and a separate shower
Kitchenette

Full height windows
Electric storage heaters
Comfort cooling to part (not working)
Small rear external courtyard

Energy Performance Certificate (EPC)

Band E-102



Ground Floor Office

ANTI-MONEY LAUNDERING (AML)

Within the Anti-Money Laundering Regulations 2017 we are legally obliged to undertake AML checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. Further information available on request.

Viewing

By prior appointment with owner's sole agent.



Part of
Eddisons

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