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8 NORTHFIELDS PROSPECT, 8 NORTHFIELDS PROSPECT, WANDSWORTH, SW18
1PE

1,180 SQ FT (109.63 SQ M)

A rare opportunity for owner-occupiers, investors and developers to purchase a self-contained building in Putney/Wandsworth

KEY POINTS

- Excellent Natural Light
- Floor To Ceiling Windows
- Parking Space
- Comfort Cooling
- Excellent EPC A Rating
- LED Lighting
- Flexibility For Numerous Occupiers



LOCATION

The property is on the doorstep of Wandsworth Park, providing ample green space. There are a number of cafes, pubs, restaurants and shops within a short walk of the property, including Another Brother Coffee, KAT Coffee Company, The Cat's Back Pub and the Queen Adelaide.

East Putney Underground Station (District Line) is approximately a ten-minute walk away, with good bus connectivity from Putney Bridge Road. Wandsworth Town and Putney Rail stations are also within walking distance.

DESCRIPTION

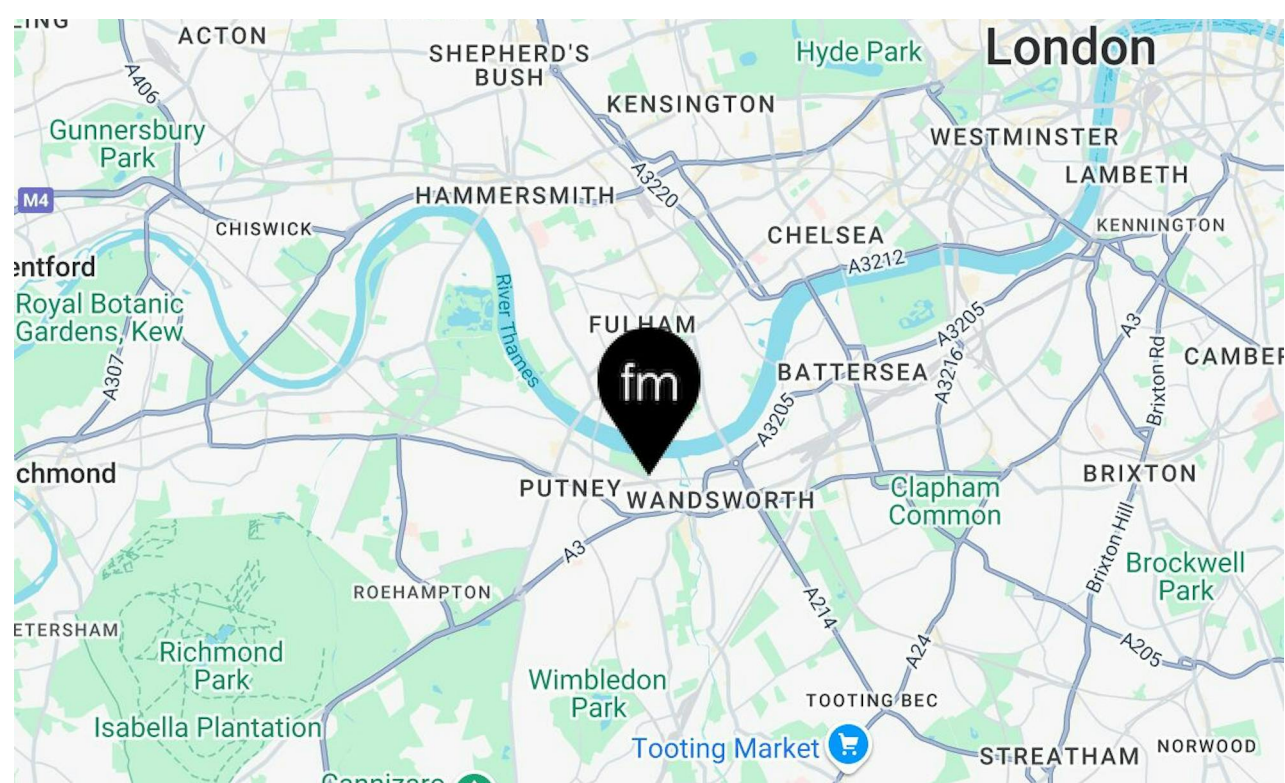
8 Northfields Prospect provides a rare opportunity for owner occupiers, investors and developers to purchase a purpose-built freehold office in the Putney/Wandsworth area.

Arranged over ground, first, second and a mezzanine floor, the property benefits from excellent natural light with floor-to-ceiling windows, a kitchenette, and a private WC.

Renovated to a high standard, achieving an EPC rating of A with LED lighting throughout and comfort cooling on each floor.

Access from the independent galleries to the first and second floors offers additional flexibility for possible future splitting of the space, creating private access of each level.

There is one car parking space available within the courtyard.





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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	323	30.01	Available
1st	348	32.33	Available
2nd	335	31.12	Available
Mezzanine	174	16.17	Available
Total	1,180	109.63	



PRICE

Offers from £550,000

BUSINESS RATES

Rateable value is £21,500

Rates Payable £10.11 per sq ft Based on 1st of April
2023 Valuation

SERVICE CHARGE

£1,800 per annum

EPC

A (23)

VAT

Not applicable

ADDITIONAL INFORMATION

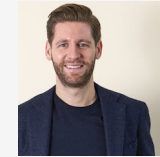
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CONTACT



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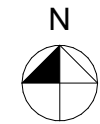
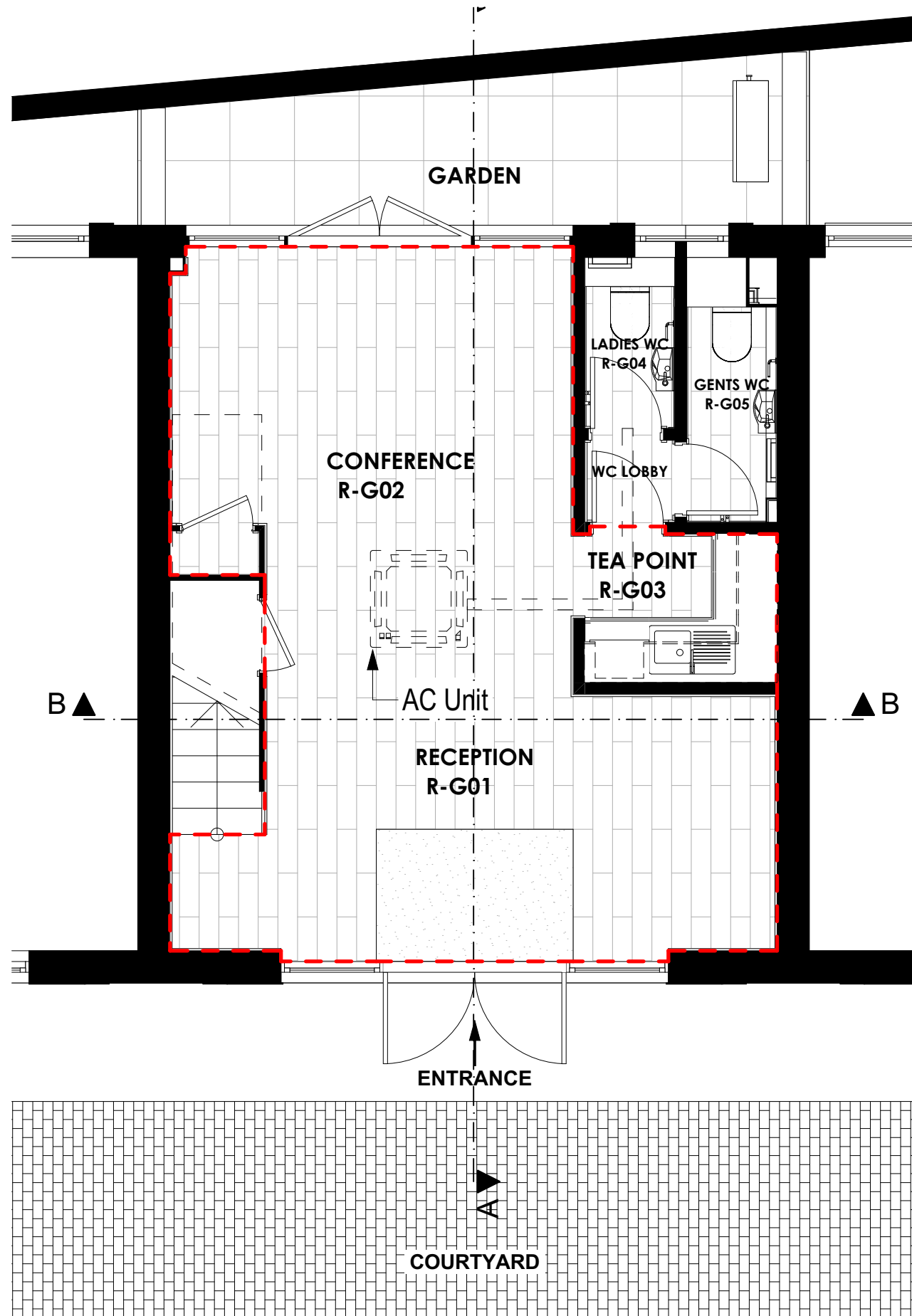
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**WEST LONDON'S LEADING
COMMERCIAL PROPERTY AGENCY**

FROSTMADOWCROFT.COM | 020 8748 1200
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HAMMERSMITH, LONDON W6 9NW



Notes:

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SITE AREA. 52.46m²

EXISTING NET INTERNAL AREAS.

GROUND FLOOR.	30.07m ²
FIRST FLOOR.	32.35m ²
SECOND FLOOR.	31.19m ²
MEZZANINE FLOOR.	16.81m ²
TOTAL GROSS INTERNAL AREA.	110.42m ²
GARDEN.	7.75m ²

 OUTLINE OF NET INTERNAL AREA INCLUDED

A 16-01-2025 FIRST ISSUE

Revised:

ROBSON WARREN
Architects

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Putney Bridge Road
London SW18 1PE

Telephone: 020-8871 9349

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Project:

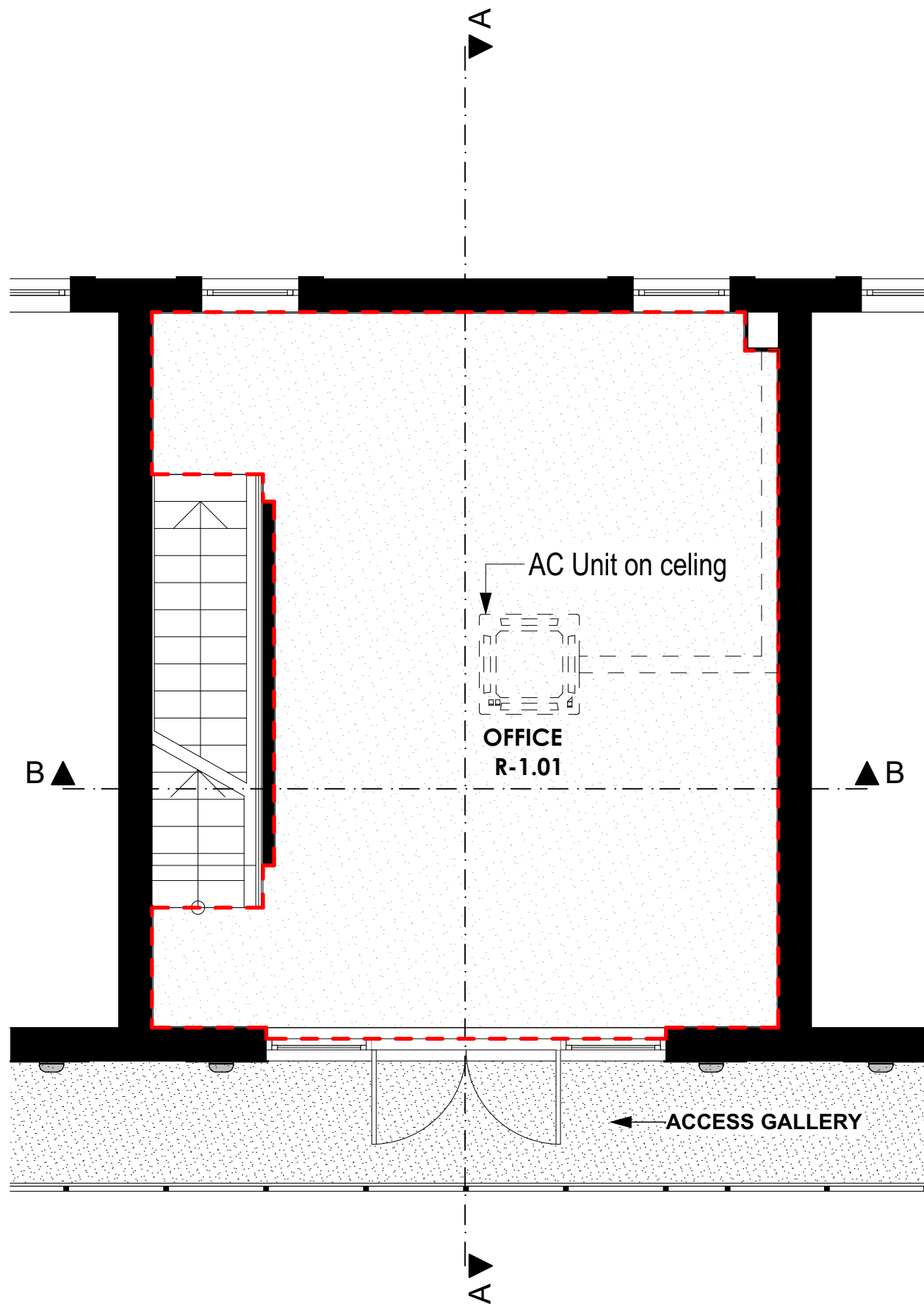
8 NORTHFIELDS PROSPECT
LONDON SW18 1PE

Drawing:

AS EXISTING - Ground Floor Plan



Drawn by:	RWA	Date:	2025-01-16
Checked:	RWA	Scale:	1:50 @ A3
Job No:	9000		
Dwg No. / Revision:			V4/001/A



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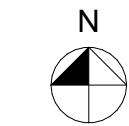
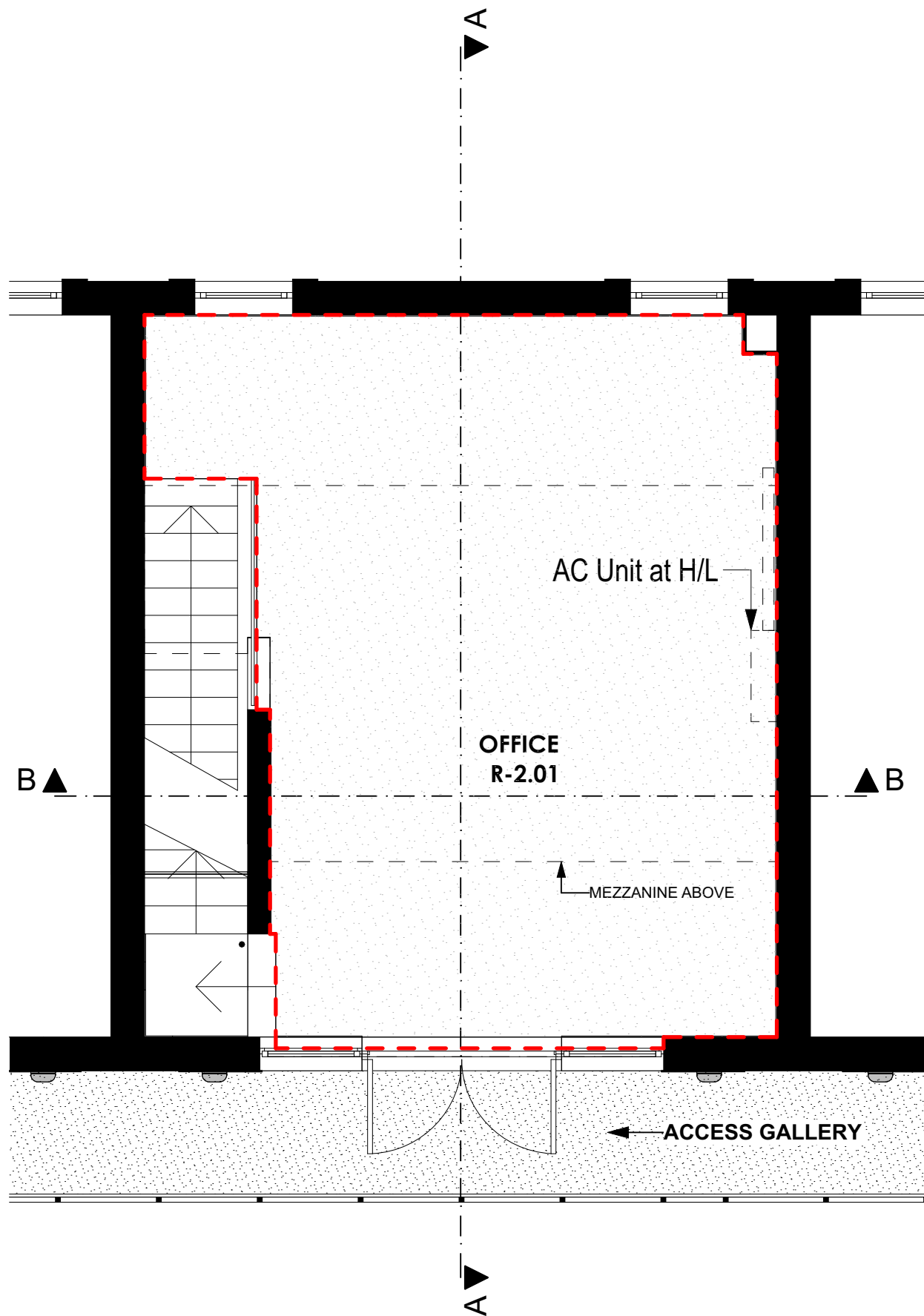
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Drawing:

AS EXISTING - First Floor Plan



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Drawing:

AS EXISTING - Second Floor Plan



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Dwg No. / Revision:			V4/003/A