

OFFICES TO LET

2 Red Lion Square
Wandsworth High Street
Wandsworth
SW18 4JE

1,299 sq. ft. (120.67 sq. m.)

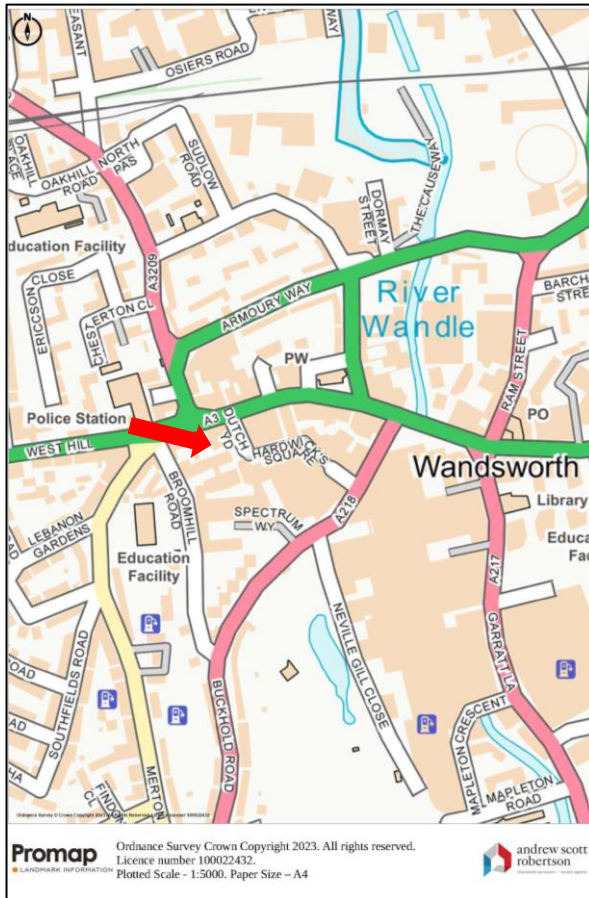


20% RENT REDUCTION

PROFESSIONAL PROPERTY PEOPLE



LOCATION PLAN



LOCATION

The property is located within a busy area of Wandsworth and to the west of the town centre. Wandsworth Town Station is approximately a 12-minute walk to the northeast.

The property is located on Red Lion Square, just to the south of Wandsworth High Street (A205 South Circular). Numerous bus routes pass the property providing access to Putney, Richmond, Clapham and Victoria.

DESCRIPTION

The property comprises ground floor office/storage area together with a meeting/boardroom and two separate WCs. An open tread staircase provides access to the first floor which is arranged as two further offices, the larger containing a kitchenette.

TENURE

Leasehold. New Full Repairing and Insuring lease on terms to be agreed.

RENT

£28,000 per annum exclusive

AMENITIES

- Modern offices within an attractive building
- Central location
- Separate Male & Female WCs
- Open plan space with meeting rooms

ACCOMMODATION

Ground Floor: 598 sq. ft. (55.52 sq. m.)
First Floor: 701 sq. ft. (65.15 sq. m.)
TOTAL: 1,299 sq. ft. (120.67 sq. m.)

EPC

TBA

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VAT

The property is not elected for VAT.

Rent reduced by 20%

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- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not 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;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

RATES

2023 List Rateable Value:£15,750

Source : VOA website

The 2024/25 UBR is 0.499p in the £.

Interested parties are recommended to make their own enquiries with Wandsworth Council.



Strictly by appointment Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe/Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

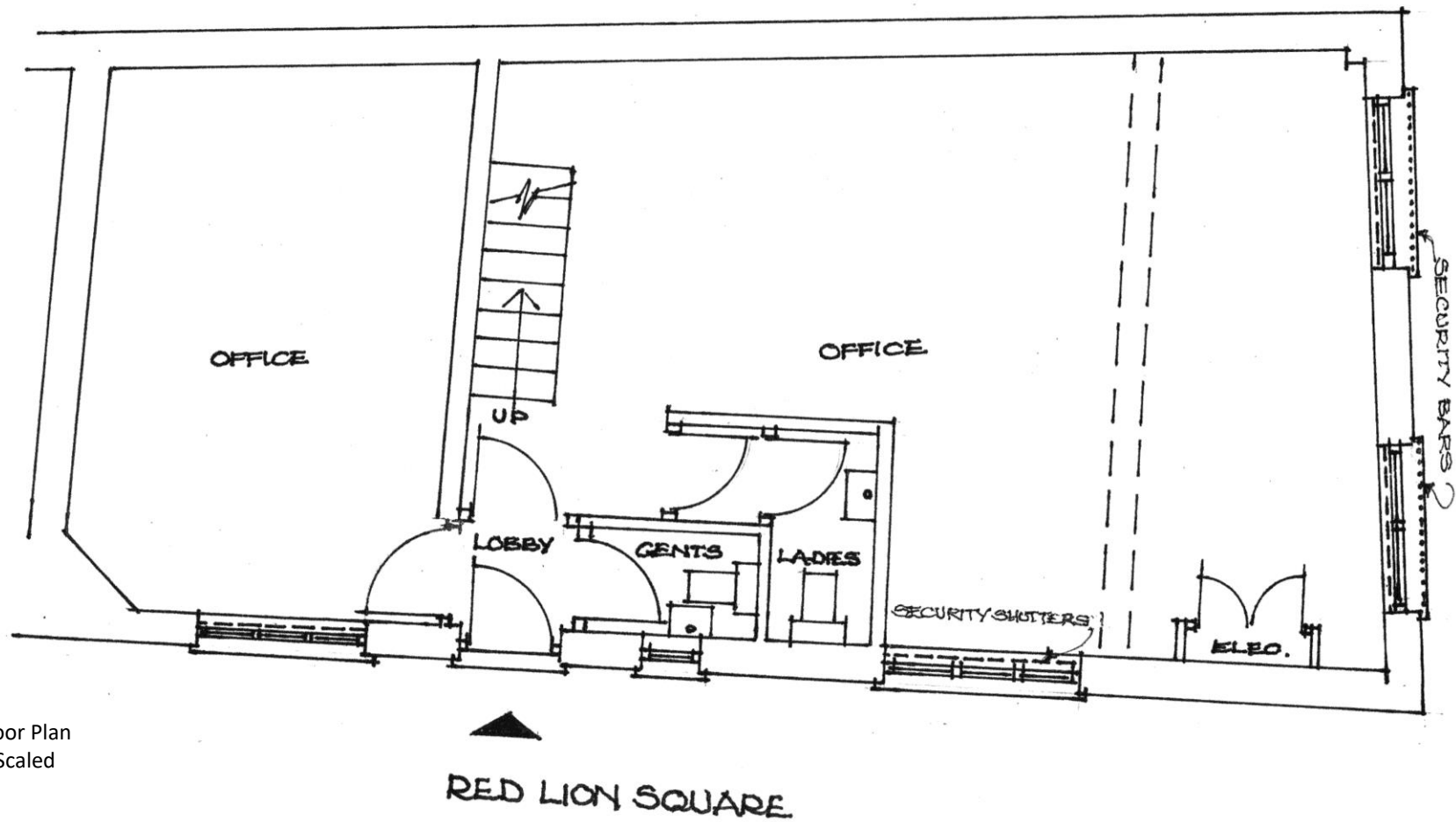
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AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

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Ground Floor Plan
Not to be Scaled

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