



## 10 Point Pleasant, Wandsworth, SW18 1GG

**PROMINENT GROUND & FIRST FLOOR COMMERCIAL UNIT  
D2 PLANNING CONSENT**

**FOR SALE / TO LET**

**Area: 4,811 FT<sup>2</sup> (447M<sup>2</sup>) | Rent: £156,358 PA | Price: £2,405,500**

### LOCATION:

10 Point Pleasant is located off Putney Bridge Road next to Wandsworth Park, between Putney and Wandsworth. The vibrant riverside neighbourhood provides modern offices, medical facilities, a convenience store, Marco Polo Restaurant and The Cat's Back pub.

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 situated next to the premises.

The recently developed Southside shopping centre is within walking distance offering numerous retail and leisure facilities.

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### DESCRIPTION:

10 Point Pleasant forms part of Riverside Commercial Quarter and extends to a total area of approximately 4,811 sq.ft. and is arranged over ground and first floor of this mixed use building.

The property currently has D2 planning consent and the Landlord is applying to re-instate B1/ D1 and A2 uses.

Floor plans are available upon request.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	2,390	222
First Floor	2,421	225
<b>TOTAL</b>	<b>4,811FT<sup>2</sup></b>	<b>447M<sup>2</sup></b>

### AMENITIES:

- Prominent position
- D2/ D1/ A2/ B1 planning consent
- Open plan
- Private offices
- Good natural light
- Air conditioned
- Ready for occupation
- Good transport links

### TENURE:

A new FRI lease for a term to be agreed, subject to rent reviews.

985 year unexpired.

<b>RENT PA:</b>	£156,358	<b>ASKING PRICE:</b>	£2,405,500
<b>SERVICE CHARGE:</b>	Upon application.	<b>VAT:</b>	Applicable.
<b>EPC:</b>	Available upon request.	<b>RATES PAYABLE:</b>	£54,880 pa.
<b>LEGAL COSTS:</b>	Each party to be responsible for their own legal costs.		

### CONTACT:

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