



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS



**The Ballroom, Springfield Village,  
Tooting SW17 7DJ**

**FREEHOLD COMMERCIAL BUILDING FOR SALE  
(7,665 SQFT GIA)**

# Summary

- Unique opportunity to acquire **vacant freehold commercial building** extending **7,665sqft (GIA)**
- Property forms part of **Springfield University Hospital** redevelopment delivering **831-new homes in Tooting**
- Building most recently used by NHS and has assumed **E-Class use**
- Opportunity likely to appeal to both **investors** and **owner occupiers**
- Potential occupation might include **artist studios, co-working operators, brewery** or **day nursery**
- We are guiding offers at **£1,850,000 (£241psf)** for the **freehold interest** with **vacant possession**



## The Building

Attractive **period property** with accommodation laid out over **ground (6,553sqft)** and **lower ground (1,112sqft)** totalling **7,665sqft (GIA)**. Ability to **add floor space through mezzanine floor**.

Having originally been **used as a ballroom** and **most recently by the NHS**, we understand that the property now benefits from **Class-E use**. The building is **locally listed**.

## Location

Property on **Springfield Drive** within **Springfield Village redevelopment** in **Tooting (Zone-3)**.

In walking distance to popular local attractions including **Tooting Broadway & Tooting Market**.

### PROPERTY ADDRESS

The Ballroom  
Springfield Village  
Tooting  
SW17 7DJ

## The Development

Exclusive regeneration scheme delivering over **1,000-new homes**, built within the grounds of **Springfield University Hospital** in **Tooting**.

This mix of **conversion** and **new build homes** from **City & Country, Barratt Homes & London Square** creates an exciting architectural mix, juxtaposing old and new.

Scheme benefits from **on-site cafe, retail space, public square**, newly restored **listing buildings** and **32-acres of public parkland**.

## Public Transport

Springfield Place benefits from excellent transport links.

This includes **Tooting Bec Underground Station | Northern Line** (9-mins walk) and **National Rail** services available from **Earlsfield** and **Wandsworth Common Stations** (20-mins walk).

The nearest bus stop is located on **Glenburnie Road (B)**, just a **7-minute walk** from the property.

## Current Use

Property assumed to benefit from **E-Class use** due to its **allocation for commercial within the overall planning application** for the site.

Buyers **should rely on their own planning advice** to confirm approved use.

## Terms

We are guiding offers at **£1,850,000 (£241psf)** for the **freehold interest** with **vacant possession**.

## Potential Occupiers

Will interest wide range of users and could be suitable for **artistic groups, galleries, day nurseries, co-working operators, cafe, brewery, food hall** or **event space**.

## Viewings

Strictly by appointment only, please contact **Henshall & Partners** to arrange.



## CONTACT US

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