



FOR SALE

**Unit 18, Northfields
Prospect Business Park,
London, SW18 1PE**

1,802 sq ft

Freehold office space -
close to Wandsworth and
Putney



VIDEO TOUR

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Description

The self contained office space is located within the Northfields Prospect Business Park and was originally constructed in 1988. The space is configured over ground and first floor with the first floor being accessed via a central spiral staircase. The open plan layout on both floors offers lots of natural light and is ideal for a range of office occupiers.

Floor areas : Ground floor 1,159 square feet plus a first floor/mezzanine of approximately 643 square feet - Total 1,802 square feet. The unit benefits from a private courtyard garden. In addition, one car parking space is included with the premises and is located within the central courtyard car park.

Annual Service Charge - £2,080.26 paid April 2023

Office Business Rates payable - £21,706.50 (Apr 23 - Mar 24)

Car Parking Space Business Rates - £261.98 (Apr 23 - Mar 24)

Approximate Average annual electricity costs - £5,600

The Freehold is offered for sale with vacant possession, Freehold Sale - £720,000



Location

Northfields Prospect Business Park is located at the eastern edge of Wandsworth Park - just off Putney Bridge Road. Wandsworth Town Centre is within close proximity.

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. The Uber Riverbus service is located at the nearby Riverside Quarter.

Key points

- Total internal space - 1,802 square feet divided over ground and first floor
- Ideal for an owner occupier
- Rare Freehold opportunity
- Close to Wandsworth Park and Wandsworth Town Centre
- £720,000 - Freehold sale
- Close to Wandsworth Town mainline Station
- First floor is accessed via a central spiral staircase
- Private courtyard garden and car parking space





Accommodation

Name	sq ft	sq m	Availability
Ground	1,159	107.67	Available
Mezzanine	643	59.74	Available

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Price	£720,000.00
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (72)

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