



11 Jaggard Way, Wandsworth Common, SW12 8SG

**FORMER STATION HOUSE TO LET | B1 OFFICE CONSENT |
READY FOR OCCUPATION**

TO LET

Area: 977 FT² (91M²) | Initial Rent: £35,000 PA |



Location
Wandsworth



Availability
Immediate



Train
Excellent links



Parking
Via S/A

LOCATION:

Wandsworth Common is an attractive location and popular with commuters, with the common being located opposite the station approach and entrance to Jaggard Way.

The station is served by regular train service to London Victoria Station and also Clapham Junction, which offers connections to many destinations including Waterloo. Vehicular links are also good with the property minutes away from the South-Circular and A24.

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DESCRIPTION:

The property comprises a former station house extending to a total area of approximately 977 sq.ft.

The available self-contained B1 office is arranged over ground and first floor levels offering private meeting rooms / offices, private kitchen and WC facilities.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	421	39
First Floor	556	52
TOTAL	977FT²	91M²

AMENITIES:



Frontage
Prominent



Use consent
B1 office



Office
Finished to a good standard



Meeting Rooms
Private



Natural Light
Good



Kitchen
Private

TENURE:

Three year tenancy agreement, where both the Landlord and tenant are able to serve six months notice to end the tenancy and where there is no automatic right to renew it on expiry. (This means that it is contracted-out of the security of tenure provisions of Sections 24-28 of the Landlord & Tenant Act 1954 Part II).

INITIAL RENT PA: £35,000

VAT: Applicable.

SERVICE CHARGE: N/A

RATES PAYABLE: Estimated at approx £9,000 pa.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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