Houston Lawrence

WANDSWORTH 10 Enterprise Way Wandsworth, SW18 1FZ WIMBLEDON 11 Alexandra Road Wimbledon, SW19 7JZ 0208 947 5050



5 Jaggard Way, Wandsworth Common, SW12 8SG

FREEHOLD SELF - CONTAINED OFFICE BUILDING EXCELLENT TRANSPORT CONNECTIONS

FOR SALE

Area: 1,785 FT² (166M²) | Price: £1,000,000

LOCATION:

Wandsworth Common is an attractive commercial location situated on the south side of the River Thames approximately 6 miles from Central London. The area is extremely well served by public transport with a regular rail service to Clapham Junction and on to Waterloo and Victoria. Vauxhall station provides access to the underground network via the Victoria Line.

Similarly the road network provides for access to the A3, A24 and A23 affording excellent arterial connections to the south with the immediate area having a number of retail and restaurant outlets.

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MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.

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DESCRIPTION:

The property comprises a self-contained three storey office building of brick construction beneath a slate covered mansard roof. A number of windows to both front and rear elevations provide good natural light on all floors.

There are two car parking spaces within our clients ownership situated in the adjacent parking area.

The property is situated in an area to be zoned by The London Borough of Wandsworth which shall prohibit PDR and therefore is not suitable for residential conversion.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	1,785	166
TOTAL	1,785FT ²	166M ²

AMENITIES:

	• Exce	ninent location ellent transport links r parking spaces		 Entry system Gas central heating Self - contained office building 			
TENURE: Freehold with the benefit of full vacant possession.							
ASKING PRICE:		£1,000,000		RATES PAYABLE:	RV £ 25,250		
SERVICE CHARC	GE:	Upon application		VAT:	Not Applicable.		

LEGAL COSTS:

EPC:

CONTACT:

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Each party to be responsible for their

own legal costs.

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