



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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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 | 1,785FT² | 166M² |

AMENITIES:

- Prominent location
- Excellent transport links
- 2 car 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 CHARGE: Upon application

VAT: Not Applicable.

EPC: Available upon request.

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

CONTACT:

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