

**TO LET
WORKSHOP WITH ROADSIDE FRONTAGE**

**384A WANDSWORTH ROAD
LONDON
SW8 4TN**



ACCOMMODATION: 983 SQ. FT. (91.29 SQ. M.)



LOCATION

The property is situated on Wandsworth Road (A3036), a busy thoroughfare connecting Clapham Junction to Vauxhall. A number of bridges, including Chelsea Bridge and Albert Bridge are located to the north, providing excellent transport links into London's West End.

Wandsworth Road (BR) station is close by and further railway stations and local transport links are within the immediate area. Clapham Junction and Vauxhall stations are a short bus ride away.

DESCRIPTION

A workshop unit of traditional brick construction, with ancillary retail/storage fronting Wandsworth Road. Access to the workshop is also available off Pensbury Street.

AMENITIES

- Workshop / storage.
- Roadside frontage – advertising
- Could suit a variety of uses (STPP)

ACCOMMODATION

LG Workshop:	691 sq. ft.	(64.21 sq. m.)
LG Office/store:	126 sq. ft.	(11.68 sq. m.)
GF Retail /store:	166 sq. ft.	(15.40 sq. m.)

TOTAL: **983 sq. ft. (91.29 sq. m.)**

PLANNING

We have been verbally informed by Lambeth Council that the premises has a workshop use. Any interested parties are to satisfy themselves as to the current use before entering into any form of contract.

TENURE

Available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

£18,000 per annum exclusive.

VAT

VAT may be applicable.

RATES

2017 List Rateable Value: £20,000
Estimated rates payable 2018/19 - £9,320 pa.
Source: VOA website.

Business rates relief may be available. Interested parties should make their own enquiries with Lambeth Council to confirm the rates payable.

EPC

E: 107. A full copy is available on request.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment via agents:-

**ANDREW SCOTT ROBERTSON
COMMERCIAL DEPARTMENT
24 HIGH STREET
WIMBLEDON
LONDON SW19 5DX**

Contact: Nick Vaile / Stewart Rolfe

Tel: 020 8971 4999

Email: commercial@as-r.co.uk

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are give notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

Energy Performance Certificate

Non-Domestic Building



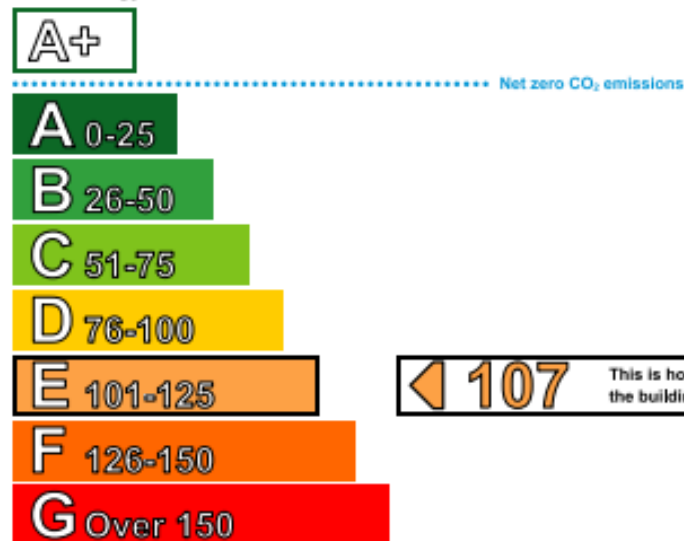
384a, Wandsworth Road
LONDON
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Certificate Reference Number:
0370-0338-2499-3999-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	98
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	113.03
Primary energy use (kWh/m ² per year):	668.62

Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
81	If typical of the existing stock