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FREEHOLD FOR SALE

On behalf of The Joint Administrators

SELF-CONTAINED THREE STOREY OFFICE BUILDING

NORTHFIELDS PROSPECT BUSINESS CENTRE, NORTHFIELDS, LONDON SW18 1PE



1,415 sq ft (131 sq m)

£395,000 plus VAT, if applicable

Description

The office building forms part of a three storey building with each floor having its own separate entrance on to a shared balcony at the front and views overlooking Wandsworth Park at the rear. The large open plan office on the second floor benefits from a double height pitched roof.

Location

At the junction of Putney Bridge Road with Northfields opposite Wandsworth Park, close to the Riverside Quarter scheme. Mainline Railway Stations are available at Putney and Wandsworth Town and East Putney Underground Station (District line) is within about 10-12 minutes walk. Wandsworth High Street and Southside Shopping Centre is within a short walk and Putney High Street a few minutes drive away.

Misrepresentation Act 1967: Harris-Taylor Commercial give notice that:-

- The particulars are set out as a general outline only for the guidance of the intending purchasers, 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 should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No representation or warranty is given whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices, rents and figures quoted are exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Northfields Prospect Business Centre, Northfields, London SW18 1PE

Floor Areas

Ground Floor	293.96 sq ft	27.31 m2
First Floor	329.81 sq ft	30.64 m2
Second Floor	<u>791.36 sq ft</u>	<u>73.52 m2</u>
Total	1,415.13 sq ft	131.47 m2

All areas are approximate

Amenities

Security alarm, entryphone, new carpets, electric heating, kitchen, shower, 2 wc's at ground and second floor

Car Parking

One space demised within the courtyard

Tenure

Freehold

Terms

Offers invited for the Freehold interest with full vacant possession

Price

£395,000

Business Rates

The property has an assessment in the 2010 rating list of £24,750

Service Charge

We understand that the 2010 figure is £1,680.25 excluding VAT.

Legal Costs

Each party to bear its own legal costs

Viewing

Contact Melvyn Harris-Taylor, Harris-Taylor Commercial (020 8563 9333) or Ross Freese of Colliers International (020 7487 1891)

NB None of the equipment or services has been tested and interested parties are advised to satisfy themselves in this regard.

Subject To Contract