



Upon the instructions of the Joint Administrators
of Riverside Property Services (London) Limited
(in Administration)

Ground Floor B1 Unit

LONG LEASEHOLD INTEREST FOR SALE

**Unit 6, Compass House, Riverside West,
Smugglers Way, London, SW18 1DB**



LOCATION Situated within the Riverside West development on Smugglers Way close to its junction with Swandon Way (A217) and the south bank of the River Thames.

Wandsworth Town Overground Station is located approximately 100m to the south of the property.

DESCRIPTION The unit provides a large open plan office, small back office, kitchen, WC and storage and has been fitted to a high specification to include laminate wood flooring, spotlighting and air conditioning throughout. Fenestration is by way of ceiling height double glazed aluminum (powder coated) framed windows.



The approximate areas and dimensions are as follows;

	M	Ft
Ground Floor Sales Office:	107.81 sq m	1,160 sq ft
Ground Floor Rear Office:	15.10 sq m	163 sq ft
Kitchen:	5.96 sq m	64 sq ft
Storage:	5.13 sq m	55 sq ft
Total:	134 sq m	1,442 sq ft

TENURE A 999 year lease from December 2002 (circa 986 years unexpired) at a peppercorn rent.

PRICE Offers are sought in excess of £600,000, plus VAT (subject to Contract)

USE We understand the property has consent for B1 use within the Town and Country Planning (Use Classes) Order 1987. However, prospective tenants should make their own enquiries with the local planning authority.

SERVICE CHARGE Approximately £1,633 plus VAT per annum (to be confirmed by the managing agents).

RATES The premises have been assessed as having a rateable value of £33,250. Rates Payable (2015-2016) are £16,292.50 per annum.

LEGAL COSTS Each party to bear their own costs incurred.

EPC An EPC has been commissioned and will be provided in due course.

VIEWING For further information and to arrange a viewing please contact SFP Property.

Harry Dee 020 7538 2222 harryd@sfpgroup.com

Alternatively, please contact our joint agents Houston Lawrence on 020 7924 4476