

Arch 645  
Portslade Road  
Wandsworth Road  
London  
SW8 3DH



Refurbished Arch Opposite Wandsworth Road Station - B Class Uses

**TO LET**

**1,950 sq ft (181 m<sup>2</sup>)**

 Grant Mills Wood  
chartered surveyors

[www.grantmillswood.com](http://www.grantmillswood.com)

020 7629 8501

## Location

The arch is located in a strategic position, offering strong links in and out of Central London via good road links and through Vauxhall Bridge to the North East and Chelsea Bridge to the North West.

The arch is prominently located on the corner of Wandsworth Road and Portslade Road, opposite Wandsworth Road Station entrance. The arch has dual access with a shutter door on both Portslade Road and Pensbury Place.

## Description

The arch would be suitable for a variety of B class uses; industrial/ trade counter and business uses. Parties should make their own investigations. The arch has recently been refurbished to include lining, a new concrete floor and new arch in-fills.

## Rates

We understand through the VOA that the rateable value is £17,000 per annum. The rates payable for 2017/18 equate to £7,922. Interested parties should make their own enquiries.

## Terms

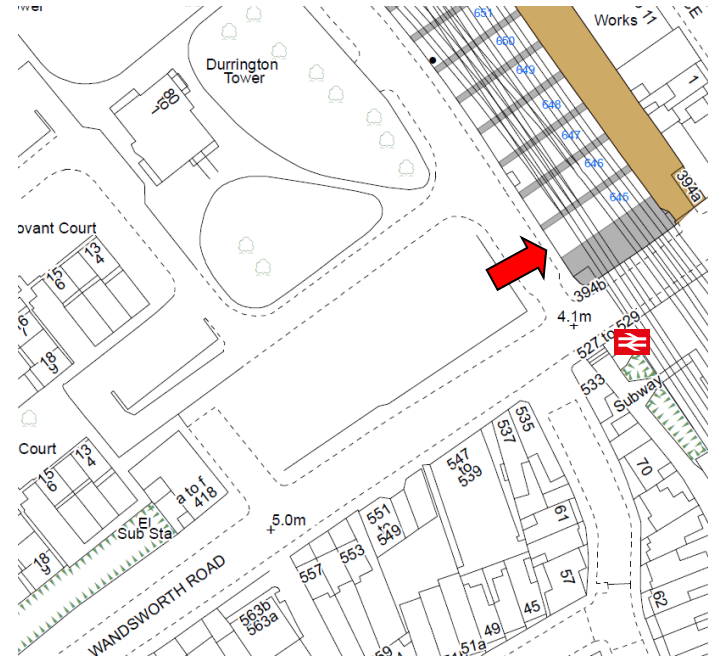
The arch is available on new leases directly from the landlord on terms to be agreed. Offers are invited **£40,000 per annum** exclusive. Rents will be plus VAT. Subject to Contract.

## Floor Areas (approx) GIA

Arch 645	Sq ft	(m <sup>2</sup> )
Ground Floor Area	1,950	181
<b>Total</b>	<b>1,950</b>	<b>181</b>

## Legal Costs

Each party is to bear their own legal costs.



## RICS CODE OF PRACTICE FOR COMMERCIAL LEASES

Please see <http://www.commercialleasecodeew.co.uk>

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## Viewing

Viewings are available strictly by appointment through Grant Mills Wood:-

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