

NIEK
CO

**17 & 19
COURTHOUSE
WAY,
WANDSWORTH,
LONDON**

SW18



17 & 19 Courthouse Way, Wandsworth, SW18 4QG



Location: The subject properties are situated on Courthouse Way just off Wandsworth High Street (A205), next-door to South Thames College and moments to the east of Southside Shopping Centre (over 8.5 million visitors a year) in the heart of Wandsworth. The surrounding area has undergone enormous amounts of redevelopment over the past few years with the refurbishment of the shopping centre and the Ram Quarter scheme on the site of the old Young's Brewery..

The location is also very well served by public transport with Wandsworth Town Station (Mainline Services to Waterloo and Clapham Junction) 10 minutes walk to the north east and East Putney Station (District Line) 1 mile to the west, there are also numerous bus routes serving the area.

Description: The available spaces have been finished to shell and core condition with the shopfronts already installed and are arranged over ground only. The landlord will be dividing the units prior to handover and each unit will benefit from 3 phase power with Unit 1 also benefitting from a gas supply.

The spaces benefit from open Class E use and would suit a range of office, retail, F&B or leisure occupiers.

Lease: New leases are being offered direct from the landlord.

Rent: On application.

Service Charge: TBC

Business Rates:

The space has not been rated yet. Interested parties are encouraged to make their own enquiries with LB Wandsworth.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
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Accommodation:

17 Courthouse Way
Total: 1,532 sq ft (142.3 sq m)

19 Courthouse Way
Total: 3,170 sq ft (294.5 sq m)

There may be potential to demise an area of external space immediately adjoining the units, subject to discussions with the landlord.



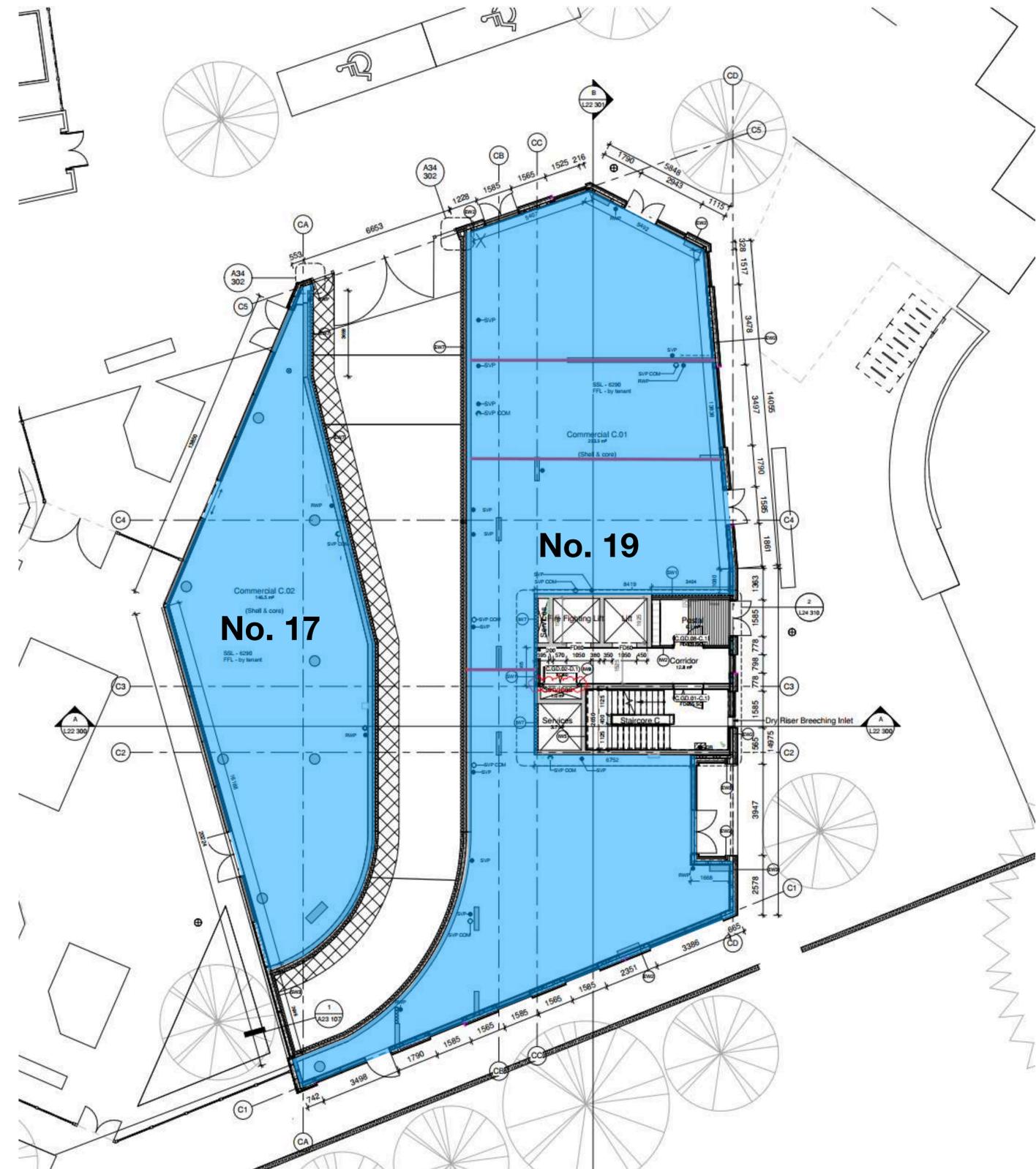
Wandsworth Town
(10 min walk)



East Putney
(15 min walk)



A205
(1 min walk)



"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."