

**UNIT 28, TOWNMEAD BUSINESS ESTATE
TOWNMEAD ROAD
LONDON
SW6 2SZ**



**CLASS E OFFICE UNIT WITHIN A BUSINESS ESTATE
0.4 MILES FROM IMPERIAL WHARF STATION
487 SQ. FT. OVER FIRST FLOOR**

TO LET

Location:

The subject unit forms part of an estate within a mixed-use business park, close to Wandsworth Bridge and Imperial Wharf at Sands End, and just 0.1 miles north of the River Thames. The locality is diverse and a hub of commercial activity, with nearby operators including Sainsbury's, Harbour Clubs Chelsea, Cazoo and Dreams. Transport links are excellent, with Wandsworth Bridge Road (A217) offering links to northern parts of Fulham and to south of the river. Imperial Wharf Station (TFL Overground and Southern Railway) is 0.4 miles from the property, offering services via Earl's Court and Clapham Junction.

Description:

The unit is arranged over first floor and forms part of a two-storey development of small business units of brick and block cavity wall construction beneath a flat roof. It benefits from a good amount of natural light from both the front and rear elevations. There is an existing kitchenette and demised WC. Services include three-phase electricity, water, and mains drainage connections. There is a common entrance at ground level which provides staircase access to the first floor. Parking within the estate could be available subject to availability.

Accommodation Schedule:

Floor	Net Internal Floor Area
First	487 sq. ft. – 45.24 sq. m.
Total	487 sq. ft. – 45.24 sq. m.

User:

We believe the premises fall under Class E use of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC:

To be confirmed.

Legal Fees:

Each party to bear its own legal costs.

Rateable Value:

We are advised by the VOA website that the property has a Rateable Value of, £8,500; however, interested parties should make their own enquiries of the rates payable.

VAT:

Not applicable.

Terms:

A new effective full repairing and insuring lease for a term of 5-years with flexible terms, contracted outside the security of tenure provisions in part 2 of the Landlord & Tenant Act 1954, however there will be an opportunity to renew for an additional 5-years only.

The landlord encourages interest from start-up businesses and can offer a stepped rent (1% + RPI) for the first 5 years if they meet the full criteria: business formed within the last 30 months, business owners are residents of the borough, business's annual turnover does not exceed £650,000.

Rent:

£14,000 per annum exclusive of other outgoings.

Contacts:

Emily Bradshaw- D: 020 8222 9947
 M: 07920 769395
 E: e.bradshaw@willmotts.com

Huseyin Zafer- D: 020 8222 9901
 M: 07918 482210
 E: h.zafer@willmotts.com

Varol Zafer- D: 020 8222 9946
 M: 07900 224967
 E: v.zafer@willmotts.com

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