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property consultants

253-255 Putney Bridge Road | Putney | SW15 2PU
FREEHOLD OFFICE INVESTMENT

253-255 Putney Bridge Road | Putney | SW15 2PU | OFFICE INVESTMENT FOR SALE

- first floor & 1 car parking space
- 183.20 m² (1,972 ft²) approx
- let to a publishing company
- income: £67,050 per annum
- guide price: £899,995 + vat
- investment, with future development potential

DESCRIPTION

First floor modern offices currently occupied by one tenant, within a newly constructed mixed use building, benefiting from rear car parking and passenger lift. We understand that the first floor has B1 (Office) use and therefore the potential for future residential use - subject to obtaining the necessary consents.

The three apartments on the second and third floors and the two commercial units on the ground floor have all been sold off on long leases. Further information, including floor plans and copies leases, etc, can be provided upon application.

LOCATION

Situated on Putney Bridge Road (A3209) in Putney, between Oxford Road and Wadham Road, close to Wandsworth Park. Neighbouring occupiers include; Popoulos, HRI Investments, Titan Insurance Services, Ritz Rehearsal Studios, Hurlingham School, The Capital Tuition Group, Enterprise Car Club, Red Star Theatre Arts, Hurlingham Yatch Club and PS Spaces.

Putney and East Putney mainline railway and Underground (District line) stations are both within walking distance, providing services to London Waterloo, Clapham Junction, Hounslow, Kingston, Weybridge and Windsor.

There are also buses serving the area, located on Putney Bridge Road.

ACCOMMODATION

First Floor	183.20 m ²	1,972 ft ²	NIA
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TENURE

Freehold, with the benefit of a 5-year Lease let to **Caroline Gardener Publishing Limited**, from March 2019 at a passing rent of £65,000 per annum (plus VAT). In addition, there is a combined total of £2,050 per annum in ground rents from three flats and two commercial units.

FURTHER INFORMATION

Contact vendors sole agents: -

Ashley Brudenell or James Stefanopoulos



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