

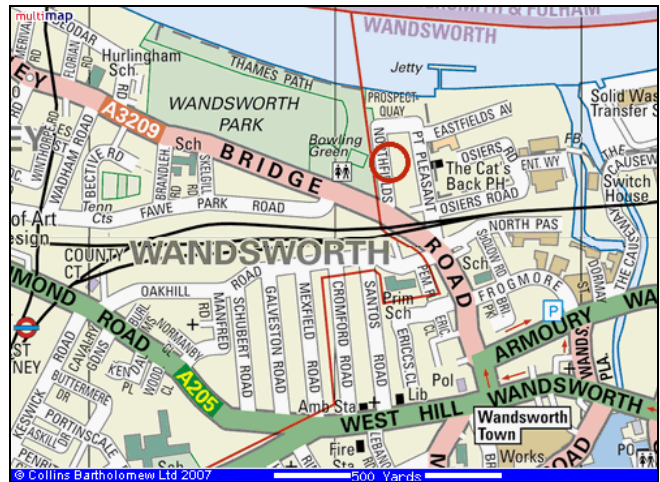
**PROPERTY PARTICULARS****SUPERB MODERN OFFICES TO LET**

# PARK HOUSE

## 18 NORTHFIELDS

(Off Putney Bridge Road)

# LONDON SW18 1DD

**Approx 1,711 ft<sup>2</sup> (159 m<sup>2</sup>)****Location**

Park House is situated on the east side of Northfields, approached from Putney Bridge Road, opposite Wandsworth Park, between Putney and Wandsworth. Nearby stations include East Putney and Putney Bridge (District Line) and Wandsworth Town (BR) and Putney (BR).

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## PROPERTY PARTICULARS

### PARK HOUSE, 18 NORTHFIELDS, LONDON SW18 1DD (continued)

**Accommodation** The available accommodation comprises part of this modern mixed use development, fitted out to a good standard, offering open plan offices having the following approximate floor area: -

Suite B (Ground Floor)	1,711 ft <sup>2</sup>	159 m <sup>2</sup>
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**Amenities**

- Views over Wandsworth Park
- Raised Floors
- Central Heating
- Open Plan Offices
- Self Contained Unit
- Suspended Ceilings
- Category 2 Lighting
- 24 Hour Access

**Lease**

A new full repairing and insuring lease is available for a term to be agreed, subject to periodic upward only rent reviews and a mutual option to break the lease at any time after September 2013, subject to not less than three months prior written notice.

Both parties are to contract out of the Landlord and Tenant Act 1954 Part II (as amended).

**Rent**

£27,500 per annum exclusive of business rates, service charge and VAT, payable quarterly in advance.

**Rates**

Rates Payable 2011-2012 approx £12,000 per annum (to be confirmed).

Interested parties should make enquiries of LB Wandsworth.

**Service Charge**

Estimated at £4.00 per sq ft pa (approx) for the current financial year.

**Possession**

Upon completion of legal formalities.

**Viewing**

Strictly by prior arrangement with letting agents

**Houston Lawrence 020-7924 4476**

CMI/AS116/3-Jan-12