



ROYAL PATRIOTIC BUILDING

LONDON, SW18 3SX

**COMMERCIAL SUITES TO LET**

**438- 3,168 SQ FT**



# ROYAL PATRIOTIC BUILDING

LONDON, SW18 3SX

# LEWIS &CO

## DESCRIPTION

A range of E class commercial suites which benefits from WC, open plan layout and kitchenettes.

The units benefit from on site car parking included within the rent, access to a public restaurant and a bar.

## LOCATION

The Royal Victoria Patriotic Building is approached via John Archer Way, situated on the south side of Windmill Road, immediately to the east of the junction with Trinity Road (A214) approximately one mile from Wandsworth Bridge. Clapham Junction and Wandsworth Town Stations are each within approximately 10 minutes walking distance.

Within easy reach of the shops and restaurants on Northcote Road as well as the open spaces of Wandsworth Common.



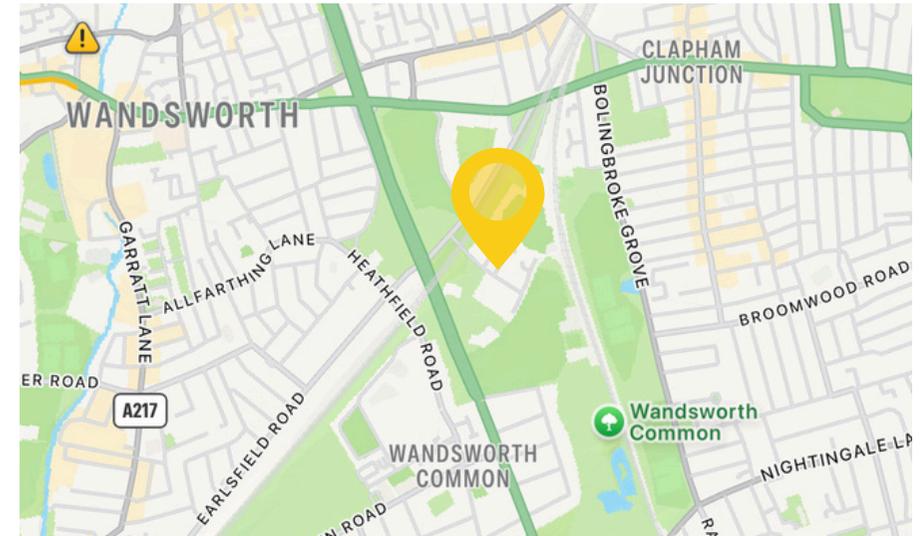
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## SPECIFICATION

- Open plan
- On site car parking
- WC
- Kitchenette

## FLOOR AREAS

Floor	sq ft	sq m
Studio 10/11	<b>952</b>	<b>88</b>
Studio 13	<b>740</b>	<b>68</b>
Studio 15	<b>660</b>	<b>61</b>
Studio 9	<b>LET</b>	<b>LET</b>
Studio 7	<b>438</b>	<b>41</b>



## TERMS

Available on a new FRI lease with terms to be agreed.

## RENT

Studio 10/11: £19,992 per annum.  
Studio 13: £15,540 per annum.  
Studio 15: £13,860 per annum.  
Studio 9: LET  
Studio 7: £9,198 per annum

## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

Available upon request.

## EPC

Available upon request.

## VIEWING

Strictly by appointment through the sole agents.

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