

**LEWIS
& CO**



THE WANDLE QUARTER
PENWITH ROAD, EARLSFIELD, SW18 4QA

E CLASS UNIT & STORAGE UNIT TO LET
1,800 - 8,400 SQ FT

THE WANDLE QUARTER

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LEWIS &CO

DESCRIPTION

The building is a newly constructed mixed use scheme with basement storage and retail (E class) space available.

The basement floor will offer 6,600 sq ft of (B8) secure storage space with the ground floor offering 1,800 sq ft of E class space with high floor to ceiling height. The basement also benefits from a goods lift.



LOCATION

Situated in the heart of Earlsfield, a vibrant friendly community, The Wandle Quarter is surrounded by a wonderful selection of independent cafes, such as Bean & Hop, Gails and Ben's Canteen, alongside established favourites like Costa and Starbucks.

The Wandle Quarter is extremely well connected offering many transportation options. Earlsfield mainline is situated within a 2 minute walk from the property providing fast rail services into Central London.

The property is also within easy reach of Clapham Junction and Wimbledon mainline stations offering overground, tube and tram services. Vehicular access is also exceptional for London with the A3 (4 mins), M25 (30 mins) and M4 (32 mins) all close by.

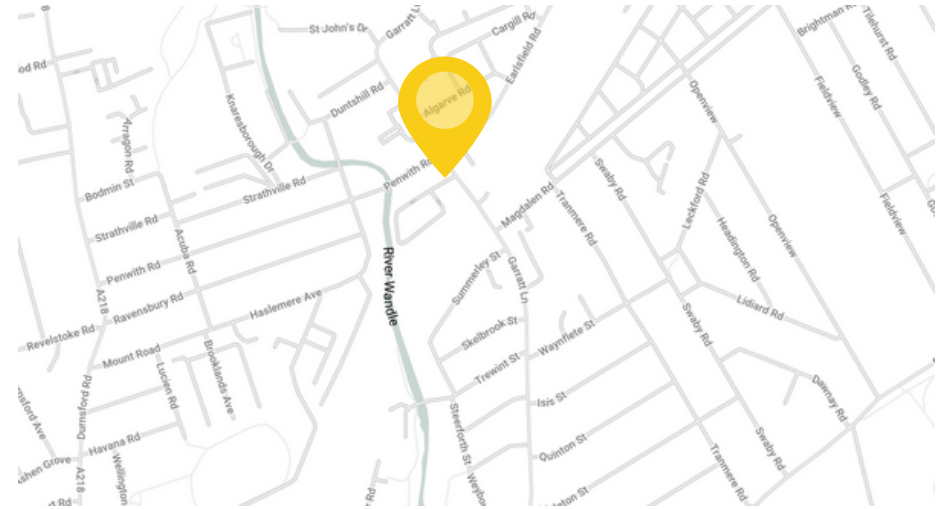
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SPECIFICATION

- New development
- Bike storage
- Goods lift
- Cycle facilities
- Excellent location
- Large floor to ceiling height
- Excellent frontage

FLOOR AREAS

Basement	6,600	613
Ground	1,800	167
Total	8,400 sq ft	780 sq m



TERMS

A new lease is available.

RENT

On application.

RATES

We advise all occupiers to undertake their own research when calculating the rates payable as they are subject to change.

SERVICE CHARGE

On application.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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