

**10 Hardwicks Square,
London, SW18 4GS**

Gym Unit In Prime Wandsworth Location



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Description

The unit is located on Hardwicks Square, adjacent to Buckhold Road and the Southside Shopping Centre.

The property is centrally located around a well developed residential area, ensuring excellent accessibility from both commuters and those working from home throughout the day.

This location is well serviced by transport links. Wandsworth Town Station is a 10-minute walk from the property, providing direct access to both Clapham Junction and Waterloo stations. In addition, the property is in walking distance of East Putney Underground Station, providing access to the District Line. Several bus routes also pass directly outside the scheme.

Nearby occupiers include, JD Sports, Decathlon, H&M, Uniqlo, Nando's and Holland & Barrett.

Accommodation (NIA)

The premises are arranged over the ground floor only, as follows:

Description	sq ft	sq m
Ground Floor	3,566	331.29
Total	3,566	331.29

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Use

Class E.

EPC

EPC is available on request.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

Rent

Upon Application.

Business Rates

Interested parties are advised to make their own enquires with Wandsworth Borough Council.

Further Information and Viewing

Viewings are by appointment only via sole agents Levy Real Estate.

Levy Real Estate:

Liv England

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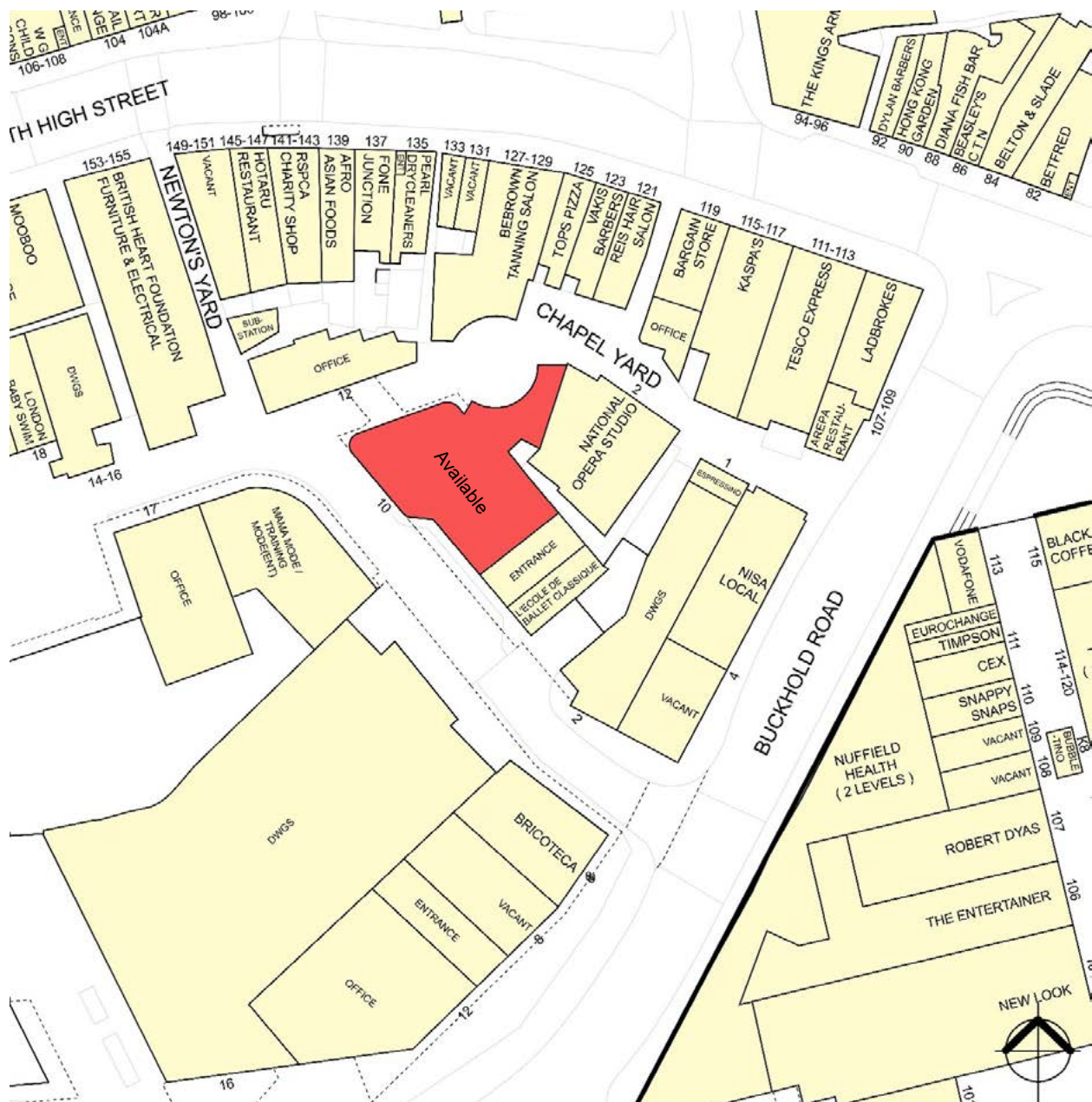
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Location Plan

Not to scale, indicative only



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