



FOR SALE

**57 Putney Bridge Road,
London, SW18 1NP**

8,863 sq ft

**Self contained HQ Office
Building For Sale in the
heart of Wandsworth!**



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Description

57 Putney Bridge Road offers a contemporary office building arranged over basement to 3rd floors. The basement area offers 6 secure parking bays whilst the upper floors offer largely open plan layouts with variety of meeting rooms, board rooms and dedicated break out areas throughout. The building offers modern amenities such as passenger lift to all floors and air conditioning throughout. The upper floors all benefit from fantastic natural light via the large floor to ceiling windows with views over Wandsworth Park towards the River Thames.

Ground Floor - Occupied by Tenant 1, paying £102,600 pa on a Licence Agreement expiring November 2028. The agreement is terminable by either party with not less than one month's notice.

First Floor - Occupied by Tenant 1, paying £120,000 pa (inclusive) on a Licence Agreement expiring November 2028. The agreement is terminable by either party with not less than one month's notice.

Second Floor - Occupied by Tenant 2, paying £99,600 pa (inclusive) on a Licence Agreement expiring 5 May 2026, terminable on one month's notice.

Third Floor - Occupied by Tenant 3, paying £120,000 pa (inclusive) on a Licence Agreement expiring 30 April 2028, terminable on one month's notice.

The property can be offered with the current licences.

Key points

- Self Contained Contemporary Office Block Arranged Over Basement - 3rd Floors
- Total Current Income £300,000 (Net Rental Income)
- Dedicated Break Out Areas
- Passenger Lift
- 7 Secure Underground Parking Spaces in the Basement
- Multiple Meeting Rooms and Boardrooms Throughout
- Largely Open Plan Layouts
- Air Conditioning



Location

57 Putney Bridge Road is a modern serviced office building situated in the vibrant Wandsworth area of SW London. The property offers a tranquil yet well-connected environment, benefiting from its proximity to the River Thames and nearby green spaces, including Wandsworth Park. This prime location provides a perfect balance between a peaceful setting and easy access to central London.

The building is conveniently located within a 12-minute walk from multiple transport hubs to include East Putney and Putney Bridge stations (District Line) in addition to overground services at Wandsworth Town and Putney stations

Transport Links



East Putney 0.4 Miles



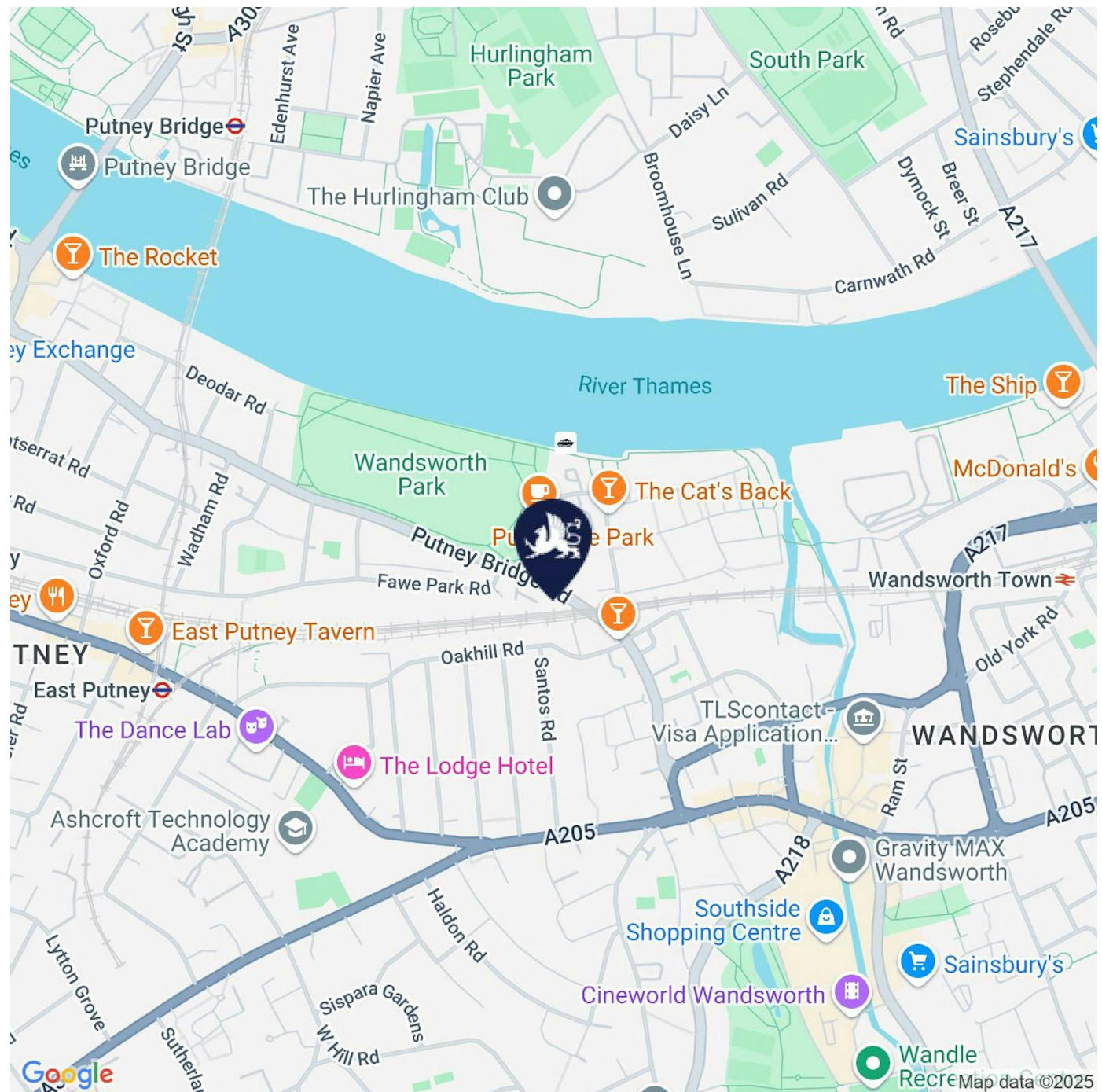
Wandsworth Town 0.6 Miles



Putney Bridge 0.6 Miles



Putney 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	2,015	187.20	Available
1st	2,300	213.68	Available
2nd	2,299	213.58	Available
3rd	2,249	208.94	Available

Viewing & Further Information



Brett Sullings
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Rents, Rates & Charges

Price	On application
Rates	£10.66 per sq ft
Service Charge	On application
VAT	On application
EPC	B (33)

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