

Lot 63

£27,302.08 per annum exclusive

Putney Wharf Management Office, 14 Brewhouse Lane, Putney Wharf, Putney, London SW15 2JX

Long-Let London Office Investment (2)



Key Details

- Entirely let to Putney Wharf Estate Limited (St George Plc ultimate parent company)
- Lease expires December 3000 (subject to rolling option)
- Possible change of use to residential or retail (subject to lease, planning and consents)
- Close to the River Thames
- Nearby occupiers include Odeon, JD Wetherspoon, Gourmet Burger Kitchen and Costa Coffee
- VAT-free Investment

Location

- Miles:** 0.2 miles from Putney Bridge
1.5 miles north of Wimbledon Common
4.5 miles south-west of Central London
- Roads:** A3, Upper Richmond Road (South Circular Road A205)
- Rail:** Putney Bridge Underground Station (District Line)
Putney Railway Station
- Air:** London City Airport
London Heathrow Airport

Situation

Putney Wharf is ideally located to take advantage of the restaurants and bars on Putney riverside, as well as the excellent shopping facilities of Putney High Street and Wandsworth Town's Southside Shopping Centre. The property is situated on the eastern side of Brewhouse Lane, north of its junction with Putney Bridge Road which connects to Putney High Street. The property lies within an established residential and leisure location with nearby occupiers including Odeon, JD Wetherspoon, Gourmet Burger Kitchen and Costa Coffee.

Description

The property comprises a ground floor office/management suite, which forms part of a larger building.

Tenure

Held for a term of 999 years less 5 days from 25th December 2001 at a ground rent of £250 per annum, subject to an RPI rent review in 2028 and 10 yearly thereafter.

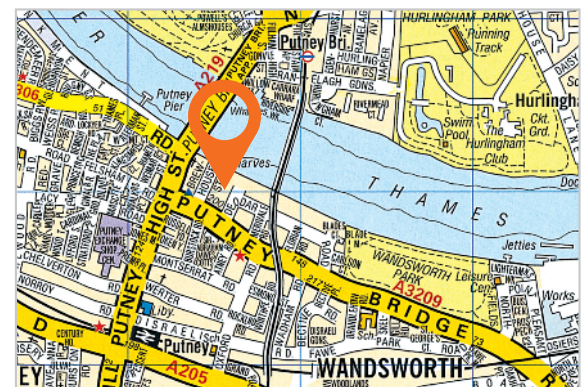
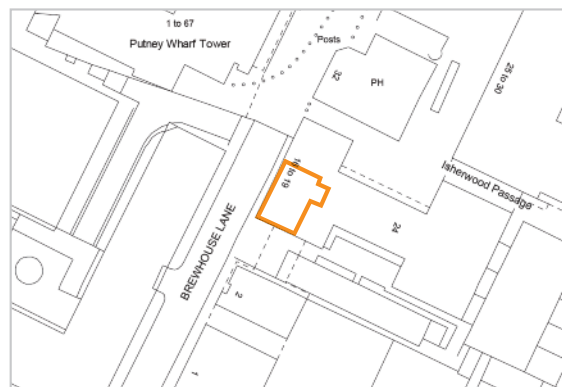
VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Offices/ Ancillary	85.94 sq m (925 sq ft)	PUTNEY WHARF ESTATE LIMITED (1)	999 years (less 10 days) from 25/12/2001 until 14/12/3000 (2) on an effectively full repairing and insuring lease	£27,302.08	RPI linked review on 25/12/2021 and 5 yearly thereafter (3)
Total		85.94 sq m (925 sq ft)			£27,302.08	

- (1) The management suite provides the offices for the day to day running of the Estate. Putney Wharf Estate Limited's parent company is St George South London Limited, whose parent company is St George Plc.
- (2) The lease is subject to a rolling tenant option to determine, subject to a 12 month notice period.
- (3) The rent is reviewed five yearly to RPI, capped and collared at 1% and 5% per annum.



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