

Lot 27

Vacant Possession

Eagle House, 22 Armoury Way, Wandsworth, London SW18 1EZ

Attractive Freehold Office Opportunity in Affluent South West London Suburb



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	197.42 sq m	(2,125 sq ft)	VACANT
First	Office	141.77 sq m	(1,526 sq ft)	
Second	Office	143.99 sq m	(1,550 sq ft)	
Total		483.18 sq m	(5,201 sq ft)	

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Key Details

- 483.18 sq m (5,201 sq ft) arranged over three floors
- Of interest to owner occupiers, investors and developers
- Potential to convert to residential, medical centre, education/training centre or other uses (subject to necessary planning consents)
- Fronts Armoury Way (A3) in mixed commercial and residential centre
- 200 yards from Wandsworth town centre and 600 yards from Wandsworth Town Rail Station

Location

- Miles:** 1 mile east of Putney
5 miles east of Richmond
6 miles south-west of Central London
- Roads:** A3, A24, A205, A3205
- Rail:** Wandsworth Town, East Putney Underground Station (District Line)
- Air:** London City, London Heathrow

Situation

The property is situated in the highly affluent South West London suburb of Wandsworth, 6 miles south-west of Central London. The property is on the northern side of the busy A3 (Armoury Way), a major one-way road, at its junction with Frogmore and a short walk to Wandsworth Town Station and East Putney Underground Station (District Line). Southside Wandsworth Shopping Centre is 220 yards to the south, which includes occupiers such as Boots the Chemist, Pret A Manger, Costa Coffee, Wagamama, Decathlon, Next, River Island and Primark.

Description

The property comprises a period office building arranged over ground, first and second floors. The property benefits from a courtyard to the rear.

Tenure

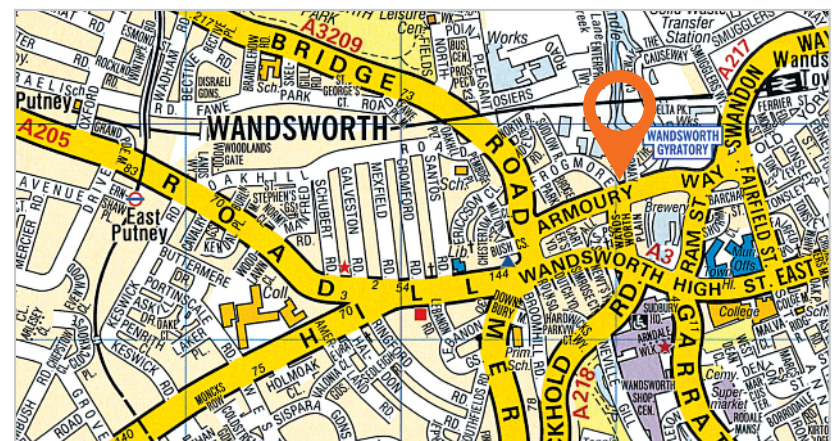
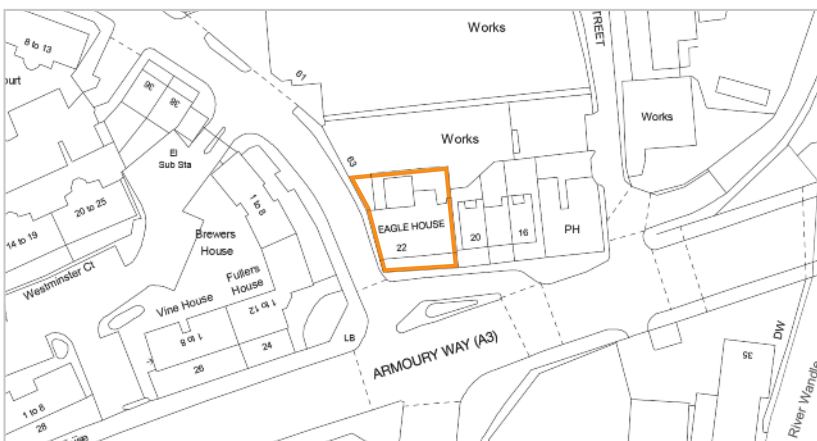
Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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