

# THE FILAMENTS

WANDSWORTH | SW18



OFFICE



FOOD & BEVERAGE



HEALTH



RETAIL



5,500 SQ FT / 30M FRONTAGE / SOUTH FACING / 4.5M FLOOR TO CEILING

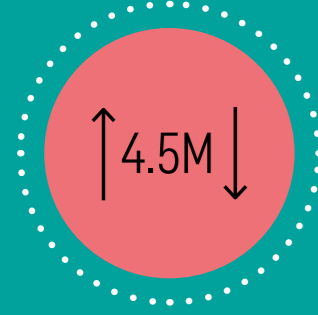
# WELCOME TO THE FILAMENTS: A NEW SHINING LIGHT FOR WANDSWORTH

The Filaments is a mixed-use development situated along Buckhold Road, in the heart of Wandsworth. Buckhold Road is a main arterial road to Wandsworth Town centre and links directly to Wandsworth High Street. The project occupies a prominent position adjacent to the recently extended and trading Southside Shopping Centre.

There is one car parking space available with the property and several car parks located nearby which include, Southside car park, NCP Wandsworth and Wandsworth Sainsburys. The development has two separate entrances at the front and allows for loading at the rear within the service yard.



WANDSWORTH HAS A POPULATION OF 350,000



HIGH FLOOR TO CEILING HEIGHT (4.5M)



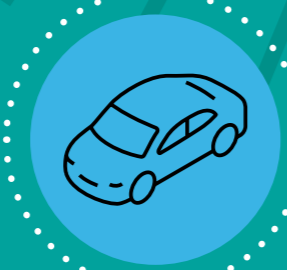
THE UNIT IS SOUTH FACING, BENEFITING FROM AN ABUNDANCE OF NATURAL LIGHT



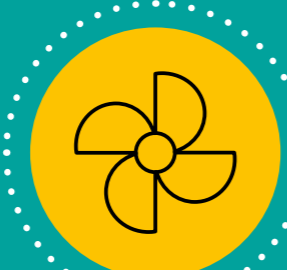
A PROMINENT 30 METRE FRONTAGE WITH NEW HARD LANDSCAPING INCLUDING NEW PAVING, PLANTERS AND TREES



TWO SEPARATE ENTRANCES AT THE FRONT AND LOADING AT THE REAR



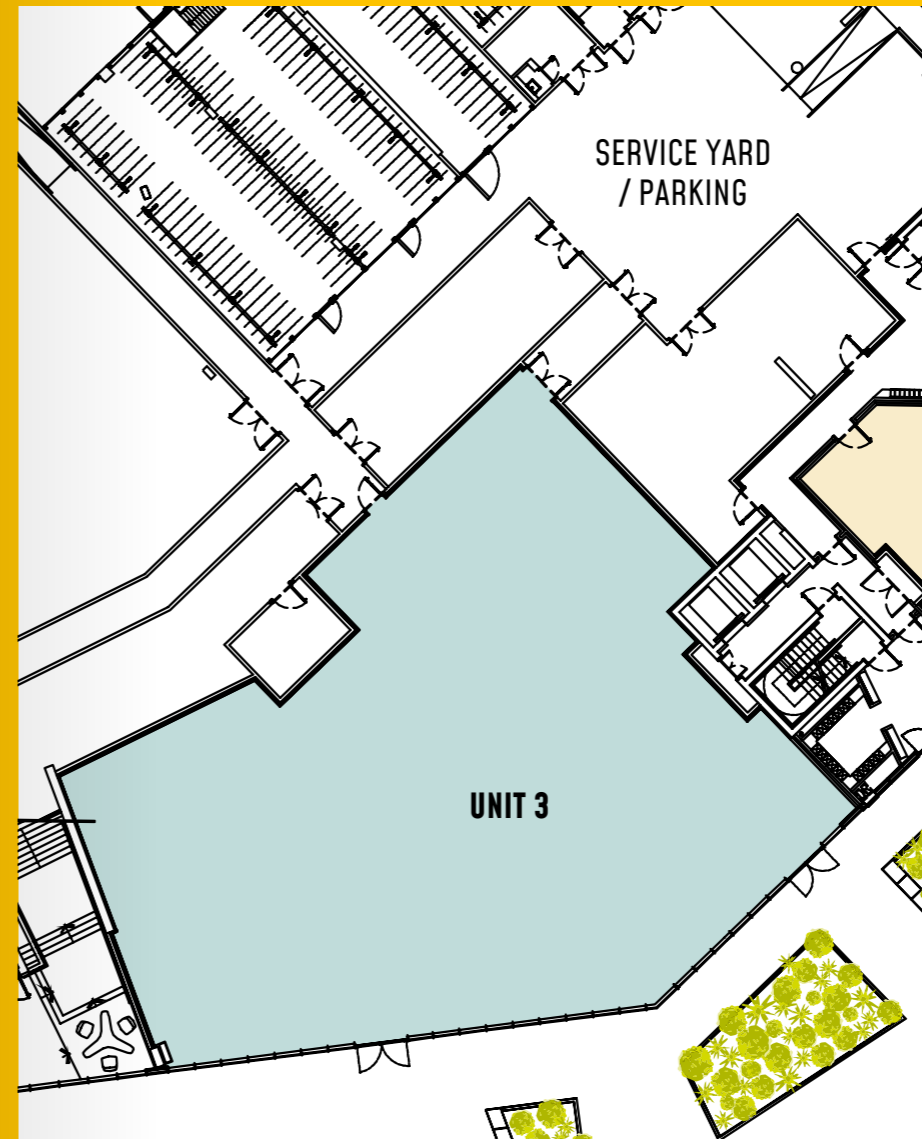
ON SITE CAR PARKING



AIR CONDITIONING THROUGHOUT. EXTRACTION WILL ALSO BE AVAILABLE



KITCHENETTE, WC AND DISABLED WC FACILITIES



## FLOOR AREA

Unit 3 is available. It is arranged over ground floor only with the following approximate floor areas:

Unit	Area (sq ft) GIA	Area (sq m) GIA
3	5,533	514



EXAMPLE OF FULLY FITTED-OUT OFFICE FLOOR

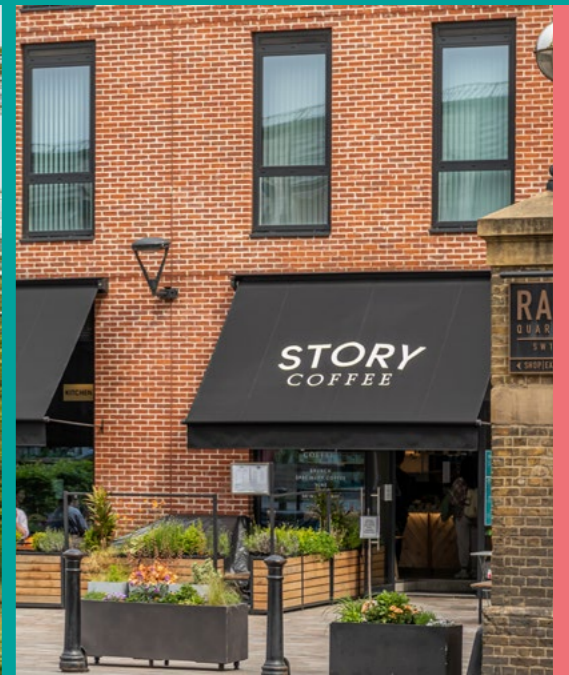


A LARGE, FLEXIBLE FLOOR AREA FLOODED WITH NATURAL LIGHT

# A PERFECTLY POSITIONED TOWN CENTRE LOCATION WITH IMPRESSIVE LOCAL AMENITIES

Local amenities include Southside Shopping Centre which provides an annual footfall of approximately 7.81 million people. The shopping centre provides 650,000 sq ft of retail and restaurant space which includes the recent opening of Gravity, which offers the first all-electric, multi-level go kart track on the UK high street and includes a bowling alley and plenty of interactive experiences.

The property also benefits from the open spaces of King George's Park immediately to the south of the property and the River Thames a short walk to the north.



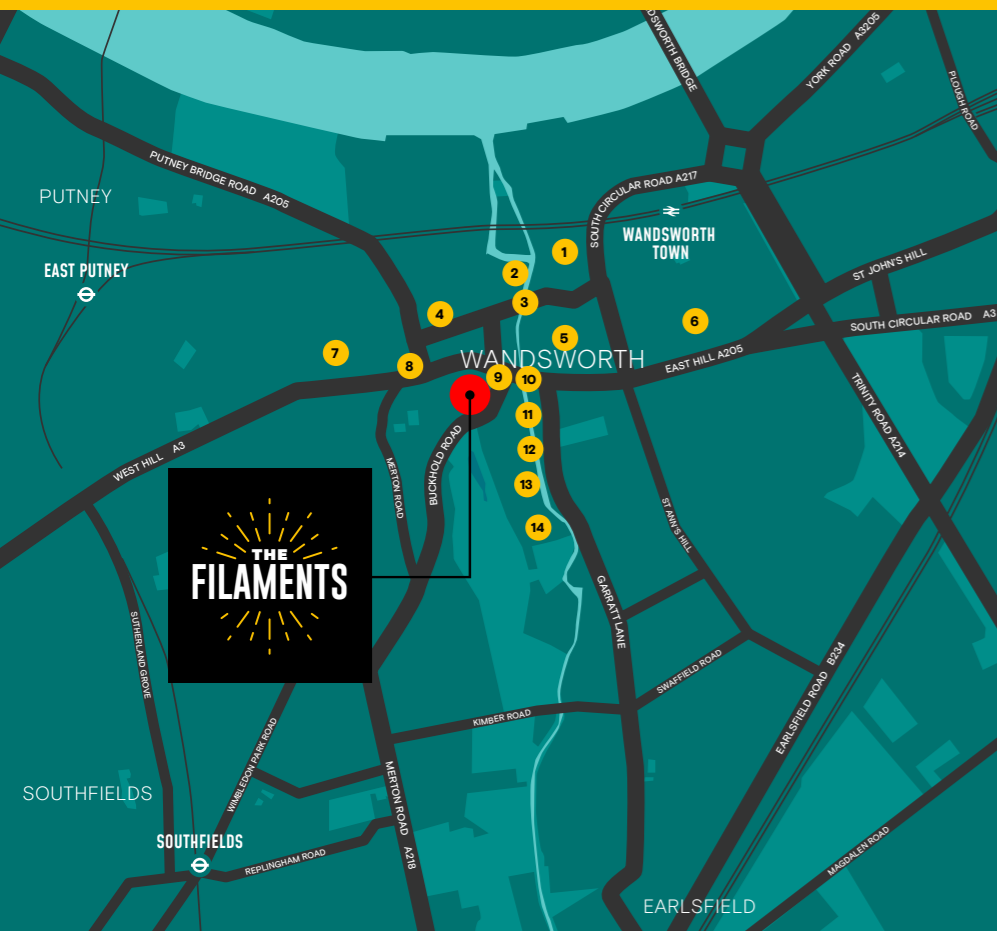
SOUTHSIDE SHOPPING CENTRE OPPOSITE HAS AN ANNUAL FOOTFALL OF CIRCA **7.81M**

## AND CONVENIENT CONNECTIONS...



This location is well serviced by transport links. Wandsworth Town Station is less than a 10 minute walk from the scheme, providing direct access to both Clapham Junction (Overground and National Rail Lines) and Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City underground line, and National Rail) stations. In addition, the property is in walking distance of East Putney Underground Station, providing access to the District Line. A number of bus routes also pass directly outside the scheme.

LESS THAN **10mins** WALK TO WANDSWORTH TOWN STATION AND **3mins** BY TRAIN TO CLAPHAM JUNCTION



## LOCAL AMENITIES INCLUDE:



- 1 Backyard Cinema
- 2 Padel Yard
- 3 The Ram
- 4 Crossfit
- 5 Storey Coffee
- 6 Pure Gym
- 7 Tesco Express
- 8 Arepa (Peruvian Street Food)
- 9 Nuffield Health
- 10 Starbucks
- 11 Pret
- 12 Brewdog
- 13 Gravity
- 14 Southside Shopping Centre



# THE FILAMENTS

## FURTHER INFORMATION

**Service Charge**  
To be provided.

**Business Rates**  
The rateable value of the property is  
£129,000 from 1 April 2023.

Interested parties should make further  
enquiries with Wandsworth Borough Council.

**Planning**  
Class E

**EPC**  
The property has an EPC rating of B.

**Tenure**  
The lease is available for a term to be agreed.

The lease will be contracted outside the  
security of tenure provisions of the 1954  
Landlord and Tenant Act Part II as amended.

**Legal Costs**  
Each party to be responsible for their own  
legal and professional costs incurred in this  
transaction.

**VAT**  
The property has been elected for VAT.

**Rent**  
Upon Application.

## CONTACTS

For further information please  
contact the below joint agents.



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