

# USP.

9-21 Osiers Road, London,  
SW18 1NL

**OFFICES TO RENT**

**2,723 - 38,309 SQ FT**

[usp.london](http://usp.london)

020 3757 7777





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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Block A - First	Available	4,241	POA
Block A - Ground	Available	2,723	POA
Block B - First	Available	16,727	POA
Block B - Ground	Available	14,618	POA
<b>TOTAL</b>		<b>38,309</b>	

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## Amenities

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Brand new commercial scheme

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Ground and first floor commercial units

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B1 office consent

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Other uses subject to planning

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Currently shell and core

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One car parking space included

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10 mins walk from Wandsworth Town

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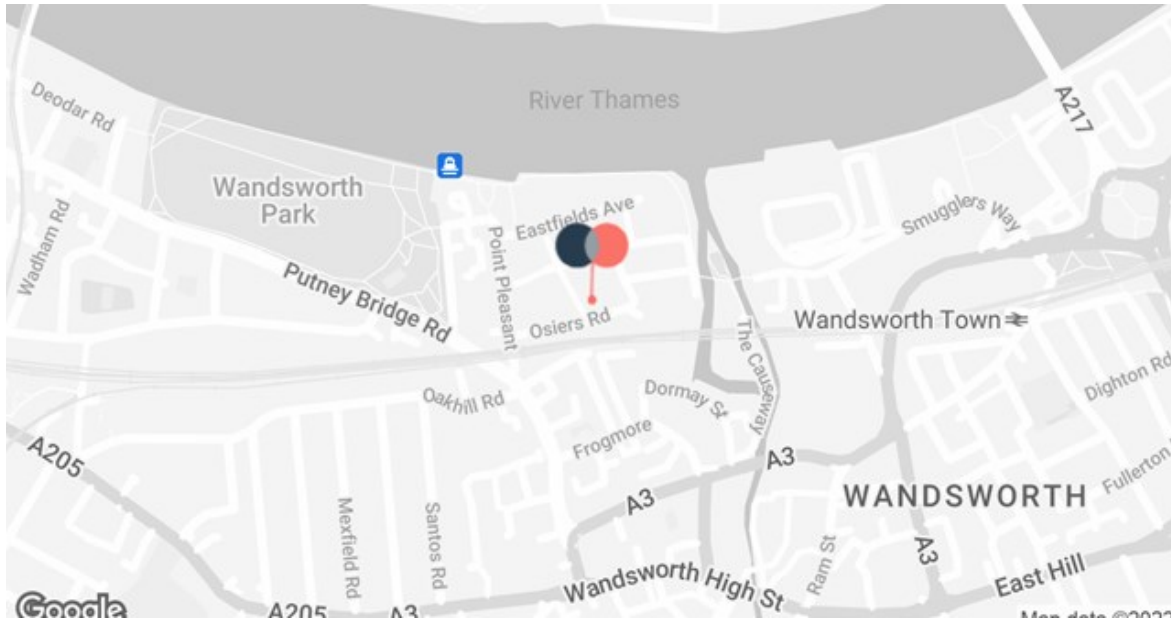
15 mins walk from East Putney Tube

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Floor plans available upon request

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## Description

### OFFICES TO LET

Osiers Road is a new development by Peabody which sits in the Wandsworth Riverside Quarter, an area which has undergone significant regeneration over the past 10 years. The commercial units on ground and first floor will present a fantastic opportunity for commercial occupiers looking to take space in a high quality building. The local area is a popular residential location with a range of high quality commercial units, there is a vibrant young community.

With excellent transport links, Wandsworth Town mainline station provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. East Putney underground station (District line) is approximately 10-15 minutes walk away.

The available ground and first floor units benefit from B1 plus A1 - A3 use consent and are currently in shell and core condition. The units will be delivered in shell and core, or CAT A subject to tenant requirements.

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## Further Information

A new lease(s) is available direct from the landlord.

Rent

TBC

Service Charge

TBC

Rates

TBC

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