



THE WANDLE QUARTER

PENWITH ROAD • EARLSFIELD • SW18 4QA

Creative and flexible
workspace in the
heart of Earlsfield



1st floor offices available 3,400-6,800 sq ft (316-632 sq m)



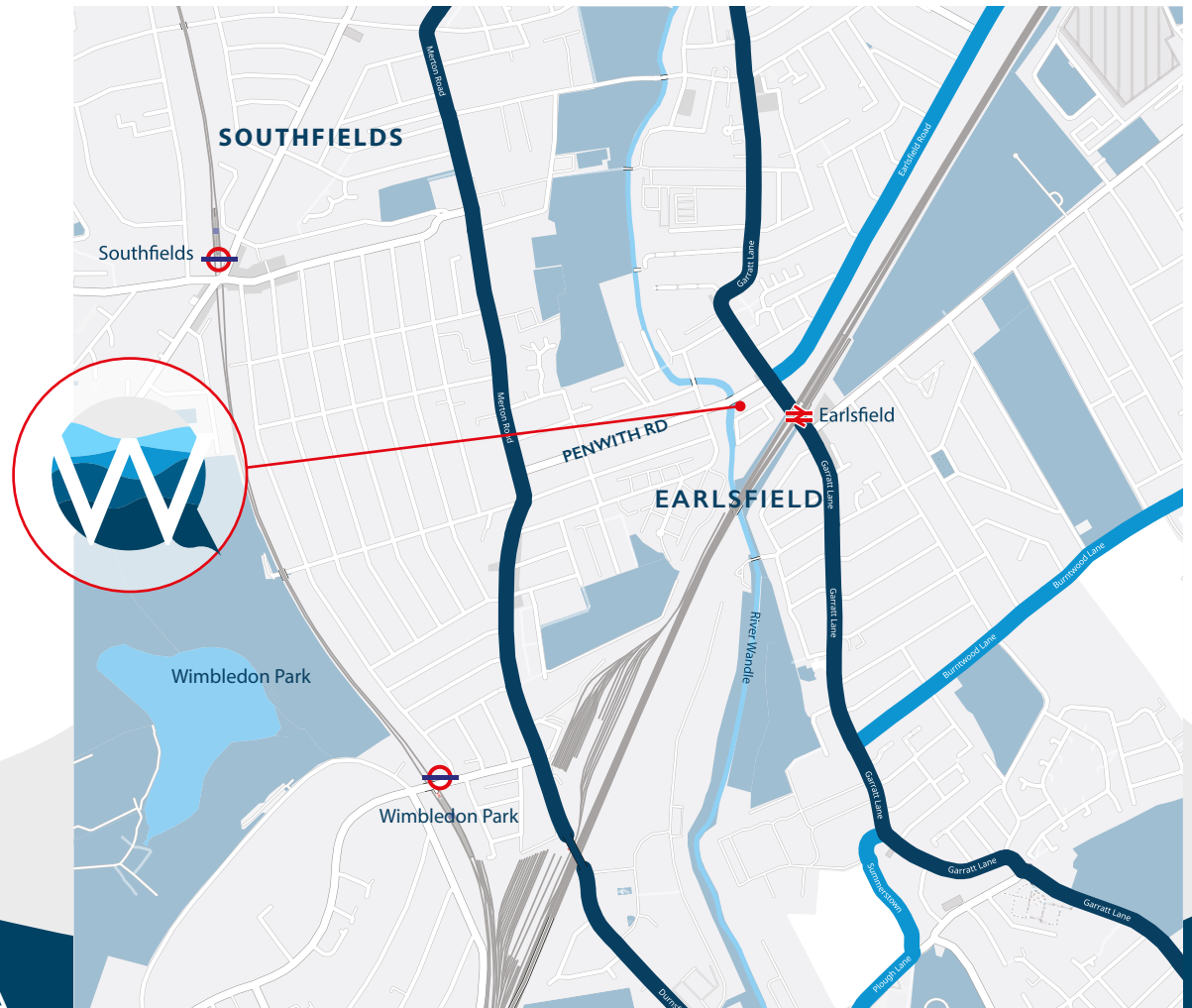
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Situated in the heart of Earlsfield, a vibrant friendly community, The Wandle Quarter is surrounded by a wonderful selection of independent cafes, such as Bean & Hop, Gails and Ben's Canteen, alongside established favourites like Costa and Starbucks.

There are also a large selection of restaurants and local pubs including The Wandle. The Wandle Quarter is extremely well connected offering many transportation options. Earlsfield mainline is situated within a 2 minute walk from the property providing fast rail services into Central London. The property is also within easy reach of Clapham Junction and Wimbledon mainline stations offering overground, tube and tram services. Vehicular access is also exceptional for London with the A3 (4 mins), M25 (30 mins) and M4 (32 mins) all close by.



Destination

	Earlsfield Station	2 minutes walk
	Wimbledon	4 minutes
	Clapham Junction	3 minutes
	Vauxhall	8 minutes
	London Waterloo	13 minutes
	Gatwick Airport	28 minutes

SAT NAV: SW18 4QA



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The building is a **newly constructed mixed use scheme** with the retail space pre-let to M&S Simply Food.

The commercial premises will offer contemporary best in class work space, delivered by a high end local Developer. The first floor accommodation occupies 6,800 sq ft and benefits from natural light as well as mechanical heating, cooling and ventilation systems. Bike stores and WC and a shower facility are also available. The feature double height vaulted reception area ensures that the work space is as desirable as it is functional.



Raised access floors



VRF mechanical heating and cooling



MVHR mechanical ventilation



Lift



South facing aspect



Double height reception hall

Level
First floor

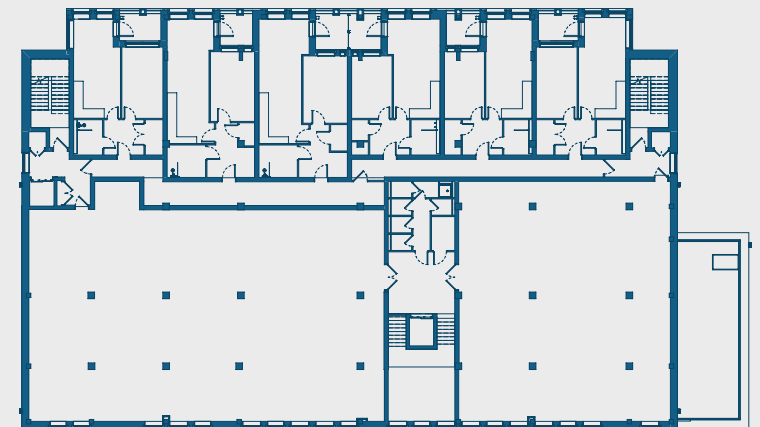
Height
3,000

Area
6,800sqft

Use Class
Class E

Access
Large vaulted reception + shop front

In addition all units have access to bike stores, Cat A fit out, WC & shower facility and a delivery bay.





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For more information, please contact the sole agents:

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