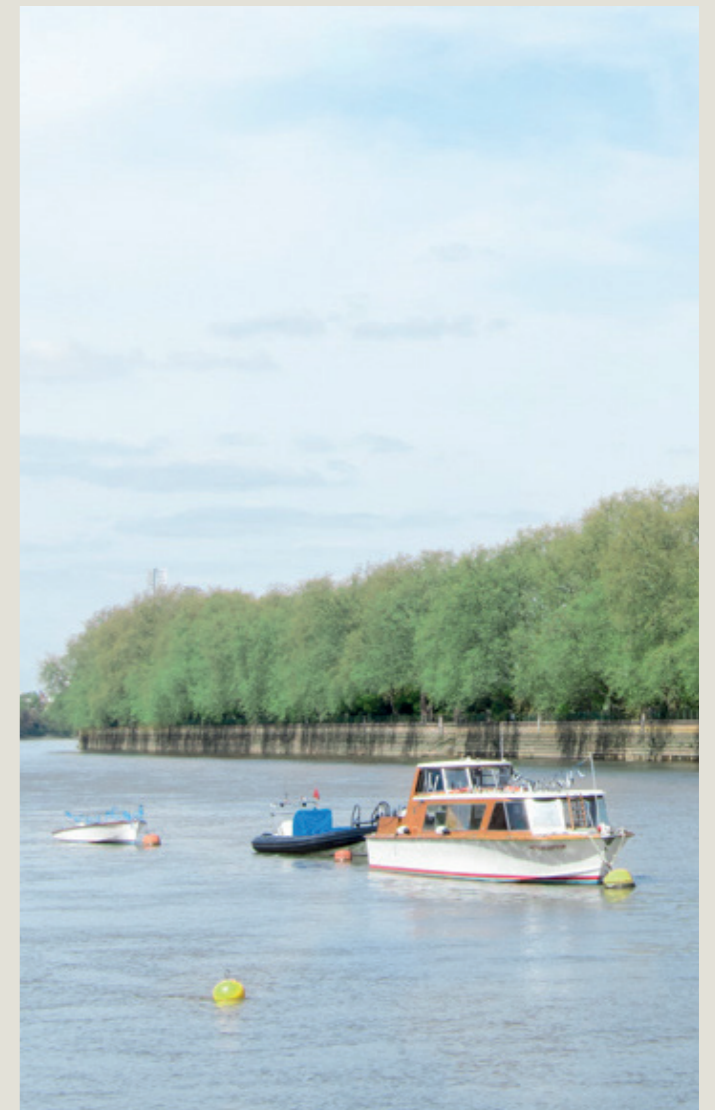


Carlton Drive

London SW15



a2dominion  CFC



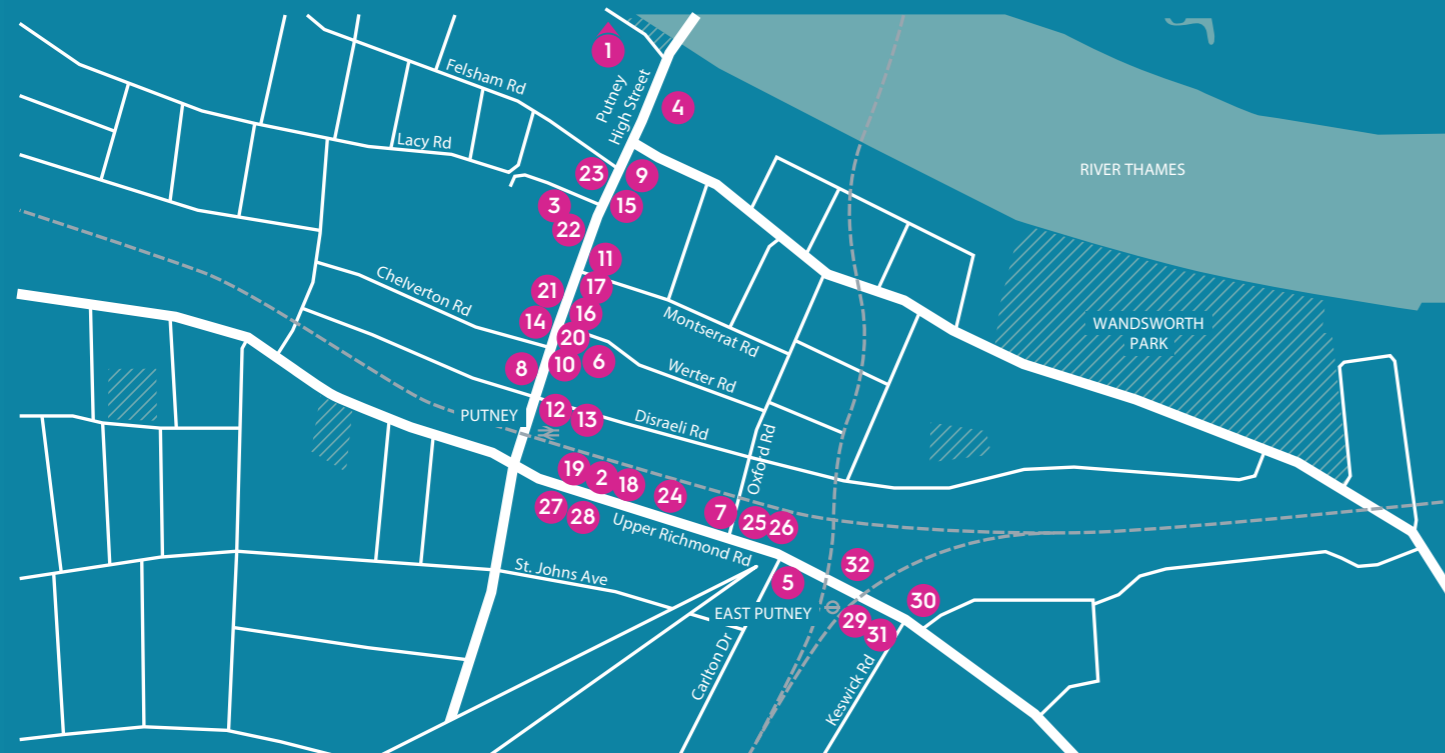
Description

Carlton Drive is a largely residential block with four commercial units over basement, ground and first floors. Units A, B and C have Class A1 use, although interest subject to a change of use to D2 will be considered, while Unit D possesses Class B1 use. The retail units are being offered in a shell and core condition with shopfronts installed, whereas the office unit is being offered with a full CAT A fit out.



Location

Carlton Drive is situated in a prominent location at the junction of Upper Richmond Road (South Circular Road) and Carlton Drive. Putney High Street, which is the principle retail location in the vicinity, is around a 5 minute walk to the west and contains a range of occupiers as well as Putney Exchange shopping centre. However, there are also a number of established and independent occupiers in the vicinity (see below map).



Carlton Drive

- | | | | |
|--|----------------------|-----------------------|---------------|
| 1. Putney Pier – Thames Clipper | 11. Tortilla Putney | 21. Lloyds | 31. Valentina |
| 2. Santander Bikes – Putney Station | 12. The Italian Boys | 22. Santander | 32. Yum Sa |
| 3. Putney Exchange (local shopping mall) | 13. Costa Coffee | 23. Barclays | |
| 4. Cinema – Odeon Luxe | 14. Caffé Nero | 24. PureGym | |
| 5. Waitrose | 15. Boots | 25. Roxie Steak | |
| 6. Sainsbury's | 16. WHSmith | 26. The Beer Boutique | |
| 7. Home SW15 | 17. Ryman | 27. Purple Dragons | |
| 8. Bill's Restaurant | 18. HSBC | 28. Flight Experience | |
| 9. Mascalzone | 19. Halifax | 29. Co-Op | |
| 10. Pret a Manger | 20. TSB | 30. Sainsbury's | |

DESTINATION

IN MINUTES

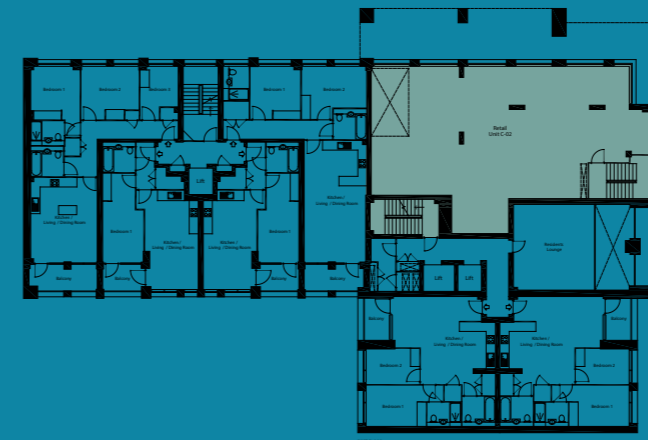
BY

- | | | |
|--|-----------------|-----|
| | East Putney | +1 |
| | Putney | +5 |
| | Waterloo | +18 |
| | Monument (City) | +35 |

- | | |
|--|-------------|
| | |
| | |
| | Putney |
| | East Putney |

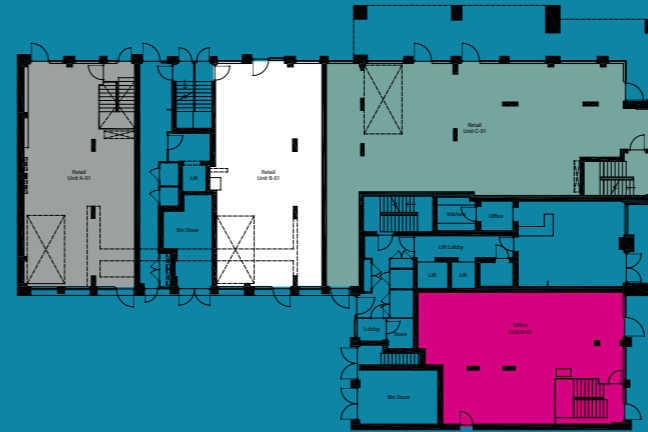
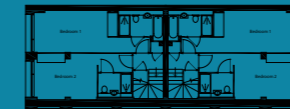
Transport

The location is very well served by public transport with East Putney Station (District Line) around 100m to the east while Putney Station (Mainline services to Waterloo) is around 5 minutes walk to the west, there are also a number of bus routes in the vicinity providing access to Wandsworth to the east as well as central London.



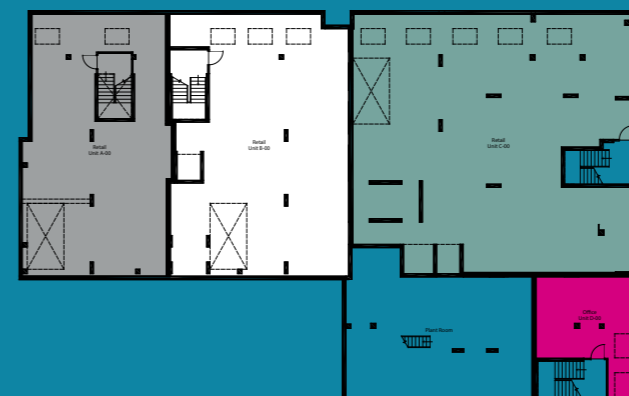
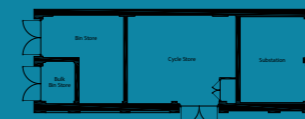
FIRST FLOOR

Ceiling Height - 2.96m



GROUND FLOOR

Ceiling Height - 3.49m



BASEMENT

Ceiling Height - 2.82m

Unit A

Ground – 1,215 sq ft
Basement – 1,858 sq ft
Total – 3,073 sq ft
Rent – on application

Unit B

Ground – 1,228 sq ft
Basement – 2,348 sq ft
Total – 3,576 sq ft
Rent – on application

Unit C

First – 1,879 sq ft
Ground – 2,167 sq ft
Basement – 3,778 sq ft
Rent – on application

Unit D

Ground – 1,229 sq ft
Basement – 652 sq ft
Total – 1,881 sq ft
Rent – on application

