



## Unit 1, The Chapel Royal Victoria Patriotic Building Wandsworth SW18 3SX

THE CHAPEL | COMMERCIAL SPACE | RECENTLY  
REFURBISHED

Area: 2,882 – 6,141 sq.ft.

Rent: £ 35.00 per sq.ft.



AREA  
6,141 sq.ft.



LOCATION  
Wandsworth  
Common



AVAILABILITY  
Immediately



TRAIN  
Clapham Junction /  
Wandsworth Town



BUS  
Excellent  
connections



PARKING  
Via separate  
agreement



CYCLE RACKS  
On-site



USE CONSENT  
B1 office



KITCHEN  
Private

## Unit 1, The Chapel Royal Victoria Patriotic Building Wandsworth SW18 3SX

### LOCATION:

The Royal Victoria Patriotic Building is approached via John Archer Way, situated on the south side of Windmill Road, immediately to the east of the junction with Trinity Road (A214) approximately one mile from Wandsworth Bridge.

Clapham Junction and Wandsworth Town Stations are each within approximately 10 minutes walking distance.

The Chapel is within easy reach of the shops and restaurants on Northcote Road as well as the open spaces of Wandsworth Common. The complex is well known for its successful mix of arts and business studios, offices and workshops, residential apartments, drama school and theatre, and its own wine bar and restaurant, Le Gothique.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	1,598	148
First Floor	1,661	154
Second	2,559	238
Mezzanine	323	30
TOTAL	6,141	571

### DESCRIPTION:

The Chapel is an independent part of the spectacular Royal Victoria Patriotic Building and is fully refurbished and available for immediate occupation.

Built in a Gothic style around a series of cloistered courtyards the self-contained Chapel building is configured over four levels providing open-plan office space along with some private meeting rooms and individual offices.

The complex, dating from the late 1850's is one of the most dramatic grade 2 listed buildings in South London.

### LEASE:

Terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

To be reassessed.

### EPC:

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

**Chris Jago**

07775 620 499  
chris.jago@houstonlawrence.co.uk

**George Rowling**

07806 853 718  
george.rowling@houstonlawrence.co.uk

**Richard Cleminson**

Kinleigh Folkard & Hayward  
rcleminson@kfh.co.uk

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### WANDSWORTH

0207 924 4476  
10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050  
11 Alexandra Road  
SW19 7JZ