

# London SW8

## Wendle Court

### Wandsworth Road

### SW8 2LH

- **Freehold Office and Ground Rent Investment**
- Modern terraced office accommodation totalling approximately 1,545.60 sq m (16,638 sq ft)
- Units 2-5 are commercial ground rents
- 10 minute walk to Vauxhall Tube and Mainline Rail Station
- Total Current Rents Reserved  
**£67,060 pa**

On the instructions of J Gershinson FRICS and S Davidson MRICS of Allsop LLP acting as Joint Fixed Charge Receivers **allsop**

**SIX WEEK COMPLETION AVAILABLE**



Units 1-5



Units 4-6

#### Tenure

Freehold.

#### Location

Wandsworth Road (A3036) runs south-west from Vauxhall and its intersection with Nine Elms Lane (A3205) to its junction with Queenstown Road (A3216) and Lavender Hill in Clapham. Public transport links are excellent with numerous bus routes serving the area and Wandsworth Road Mainline and Vauxhall Mainline/Underground (Victoria Line) Stations are nearby. The property is situated on the east side of Wandsworth Road, just south of Vauxhall Tube Station and mainline rail services and close to Sainsbury's Supermarket.

#### Description

The property is arranged on ground and two upper floors to provide modern self-contained office space with forecourt car parking.

#### VAT

Please refer to the Special Conditions of Sale.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)



Units 1-3

Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Phone Professionals (with guarantor from Whisper Communication Ltd)	Ground Floor	6 years from 14.01.2011 Breaks in 3rd year subject to 2 months' rent if not exercised Rent review every 3rd year FR & I (2)	£30,800 p.a.	Rent Review 2014
		First Floor			
		Second Floor			
		Sub-Total			
		Ground Floor			
6		First Floor	250 years from 25.10.2004	£35,860 p.a.	Rent Review 2014
		Second Floor			
		Sub-Total			
2/3	Mildway Properties Ltd	Ground, First and Second Floors (1)			
		Sub-Total			
4	D J Blundell & P A Blundell	Ground, First and Second Floors (1)	250 years from 30.01.2004	£200 p.a.	Reversion 2254
		Sub-Total			
5	The Hallas Foundation	Ground, First and Second Floors (1)			
		Sub-Station			
		Sub-Total			
	London Electricity Board	Sub-Station	60 years from 24.07.1961	Unknown Rent	Reversion 2021
		<b>Total</b>			

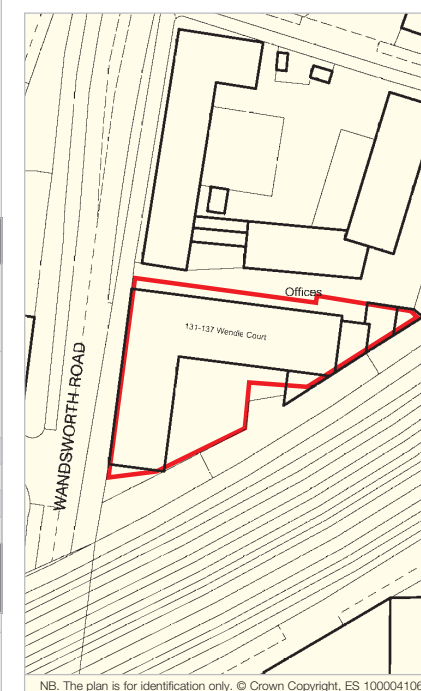
1,545.60 sq m (16,638 sq ft)

**Total £67,060 p.a.**

(1) Not inspected by Allsop. Floor areas based on best information available to the Receivers.  
(2) The repair obligation is capped.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms A Hasan, Berwin Leighton Paisner LLP. Tel: 0203 400 1000 Fax: 0203 400 1111 e-mail: [ayesha.hasan@blplaw.com](mailto:ayesha.hasan@blplaw.com)



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