



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**Pavilion Cafe, 50 Springfield Drive,
Earlsfield SW17 0SL**

**NEW BUILD COMMERCIAL UNIT WITHIN SPRINGFIELD PARK
(1,647 SQFT TO RENT)**

Summary

- Shell and core **commercial unit (Class-E)**, located within **Springfield Village** development in **Earlsfield**, available to rent
- Unit arranged entirely over the **ground floor** extending to **1,647sqft (NIA)** with **terrace** for **external seating** and **tables**
- Likely to appeal to a **range of occupiers** including, **cafes, restaurants, day nurseries** or **fitness operators** amongst others
- The property forms part of a **large-scale regeneration scheme** comprising over **1,000 new homes** and the new **Springfield hospital**
- We are guiding **£35,000pax (£21.25psf)** for a new **FRI lease** direct with landlord

Description

Located at the heart of the **newly created Springfield Park**, the property provides an opportunity to operate from this new '**pavilion building**', being a key building of the new **Springfield Village community**.

This flexible unit extends **1,647sqft (NIA)**, with space all on the **ground floor**. An occupier will also benefit from **large outdoor terrace for seating** and will provide the opportunity to create a **destination leisure space**.

The property is offered in **shell and core condition**, including **glazing, capped services** (water & electric) and **toilets are already installed** and ready for use.

There will be an opportunity to **service residents, patients, visitors** and the **wider local community**.



Location

Earlsfield, Wandsworth Common and Tooting Bec stations are all within a 15-minute walk, where you can access:

- South Western Railway to Wimbledon in 4-minutes and London Waterloo in 14-minutes
- Northern Line to London Bridge in 18 minutes, Bank in 19-minutes and King's Cross St Pancras in just 22-minutes
- Southern Railway to Battersea Park in 8-minutes and London Victoria in 12-minutes



Business Rates

The property is **yet to be rated** by the **VOA**. We recommend interested parties make enquiries with **Wandsworth Council** regarding likely annual rates payable.

Service Charge

The landlord has agreed that **no service charge** will be payable.

Terms

We are guiding **£35,000pax (£21.25psf)** for a **new FRI lease** direct with landlord. **VAT is not applicable** on the rent.

Viewings

Contact the **Henshall & Partners** team who are appointed as sole leasing agents to arrange a viewing.

CONTACT US

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