MORTIMERS

# PRICE REDUCED FROM £495,000

## FREEHOLD MODERN GROUND FLOOR OFFICE IN RIVERSIDE DEVELOPMENT FOR SALE, £390,000 o.n.o.

### SUITABLE FOR ALTERNATIVE USES WITHIN USE CLASS E
### (Health, Commercial, Business and Service Uses)

## 2 MILLINERS HOUSE, EASTFIELDS AVENUE, WANDSWORTH, LONDON, SW18 1LP

CHARTERED SURVEYORS & COMMERCIAL ESTATE AGENTS

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Mortimers Commercial Limited
Registered Address: 2 Ambleside Avenue, London SW16 6AD Registered in England and Wales 06578109

**Location:** Situated in a mixed-use development less than 100 metres from the river Thames, with ground floor commercial space and residential apartments in the block above. The Riverside Quarter Estate comprises numerous well-spaced blocks and is sumptuously landscaped.

Apart from office uses, the location of the office on the mixed-use Wandsworth Riverside Quarter makes it perfect for an aesthetician, dentist or doctor because of the residential space above Milliners House, Chapelier House, Mandel House and Coptain House, as well as the numerous all-residential blocks.

About 1,500 people live on the WRQ in its 750 apartments. There is an amazing diversity of contemporary businesses on WRQ. These are described below.

The property was the home of Alsop Verrill Ltd, town planning and development consultants, for 21 years. It shares the service of concierges, is handily placed for the Hudson's convenience store (1 minutes' walk) and "The Cat's Back" pub with other local amenities including Sainsbury's Local within 4-5 minutes' walk. Putney and Wandsworth town centres are within 15 minutes' walk.

The beautiful Edwardian era Wandsworth Park is close-by as well, offering peaceful respite from the working day. Apart from its avenues of London plane and lime trees, it has a charming 12-hole mini golf course, serviced by the excellent Putt in the Park café, and two hard tennis courts.

The area is well served by public transport. Bus 485 terminates at WRQ, whilst routes 220 and 270 also run along Putney Bridge Road. East Putney District Line and Wandsworth Town (for London Waterloo) stations are 12-14 minutes' walk. Perhaps the most important public transport link is the Riverside Quarter Thames Clipper stop at the northern end of Milliners House which runs into Central London, two minutes' walk from the office.

**Description:** Ground floor self-contained Class E office premises in a modern mixed-use development (finished November 2004). The office has high quality hardwood flooring throughout (apart from the bathroom), plaster and paint to walls and ceilings with recessed spotlights and air conditioning/heating units. The cabinetry was hand-built by Bill Speed, an expert joiner.

**The premises could alternatively be used for other Uses falling within Class E (Commercial, Business and Service Uses**):

- Café or restaurant
- Clinic, health centre, creche, day nursery, day centre
- Financial / professional services
- Gymnasium

The potential for conversion to residential use could also be explored.

One secure car parking space is demised with the office. This is situated in the underground car park, controlled by fob-operated gates.

**Accommodation:** 93.14 sq m (1,002 sq ft).

**Price:** A sale of the existing 999-year lease from 25th December 2003 with a rising ground rent every 25 years from £250 pa to a maximum of £1,250 pa.

**Service Charge:** Details provided upon request.

**Rates:** The Rateable Value is £33,000. The Rates payable for 2026/2027 are £14.059.33 pa. Interested parties should verify these figures with the local rating authority.

The increase in Rateable Value from £25,000 to £33,000 is currently being challenged.

**EPC:** Rating 59C. Further details are available on request.

**VAT:** We understand VAT will be payable on the purchase price.

**Legal Costs:** Each party will be responsible for their own legal costs.

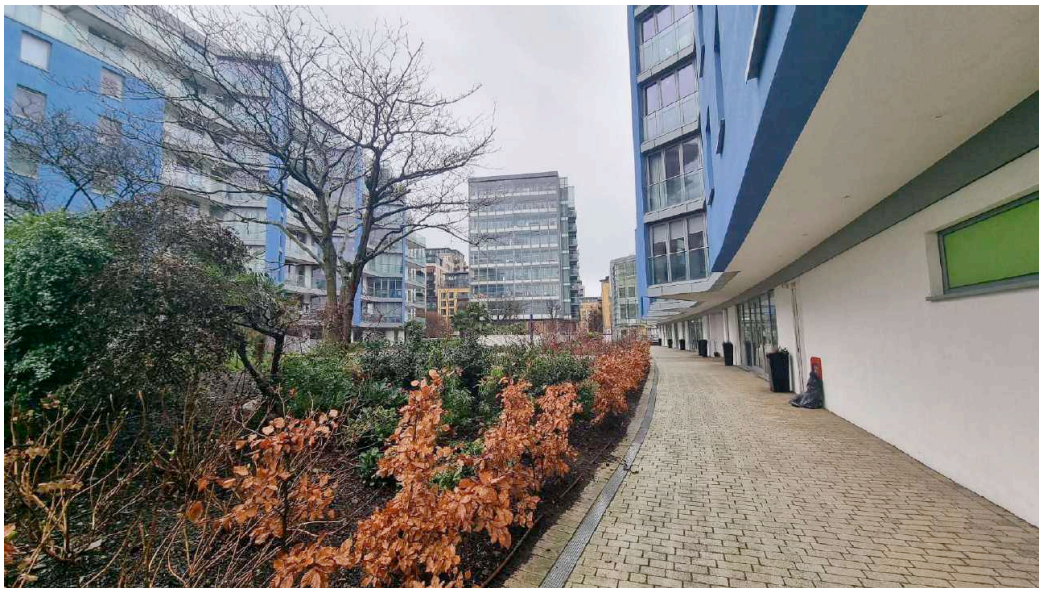
**Viewing:** Strictly by appointment through sole agent MORTIMERS.
Contact: Justin Mortimer 020 7112 8097 / 07730 202028

**Other businesses on Wandsworth Riverside Quarter**

Abacus Ark, **nursery and pre-school**
Backup, **partners in possibility after spinal cord injury**
Bedspoke, **handcrafted sofas, beds and chairs**
Beyond Autism, **post-19 riverside hub, education space for 9 learners**
CHAMP, **childrens' health and medical practice**
Dogsquad London, **bespoke daycare, grooming and boarding environment for dogs**
Dorie Simmonds Agency, **literacy agency**
Dyer Grimes Architecture, **architectural practice**
GlamBox, **beauty academy**
Hounds of Health, **"personal training for busy people"**
Jones Lambell Ellis Studio, **architectural practice**
Kat Coffee, **coffeehouse**
Lavoie, **founded by McLaren Applied, "*driven by a desire to redefine urban mobility with high end solutions that help us live better. Series 1, our first premium electric scooter…*"**
London Shared.co.uk, **innovative letting agents for professionals and students**
McLean Quinlan, **architecture and design**
Maeve Contractors, **"From cinema refurbishments and fit outs, office refurbishments, fitting out and office relocations, through to building maintenance**
MGI (UK) Ltd, **minimalist-style glazing installations**

Murray Hay **Solicitors**
My Name Tags**, Tags, stickers, labels**
Palm Riverside, **Lebanese restaurant and cocktail bar with riverside outdoor decking**
Pilates on the Go…
Regine Pizzeria, opened 8th June 2026
Robinson Associates, **engineering consultants**
Salas Park, **coffee, pizza, play**
Salvesen Graham, **interior design and decoration**
Schplendid Sofas, opened April 2026
Sphere, "*redefining space*", **architectural practice**
Structural Design Studio, **structural and civil engineering consultancy**
The Avenue **Cookery School**
The Girls Spot, **women-only gym**
Tillman Domotics, "**simplicity redefined**", "***innovative home technology specialist offering seamlessly managed packages of advice, design, supply, installation and aftercare***".
Trade Association for the Arts and Framing Industry
Uplift London, "***non-intimidating strength training***"
Wandsworth **Day Nursery**
Young & Co's Brewery, headquarters

**Digital Images**



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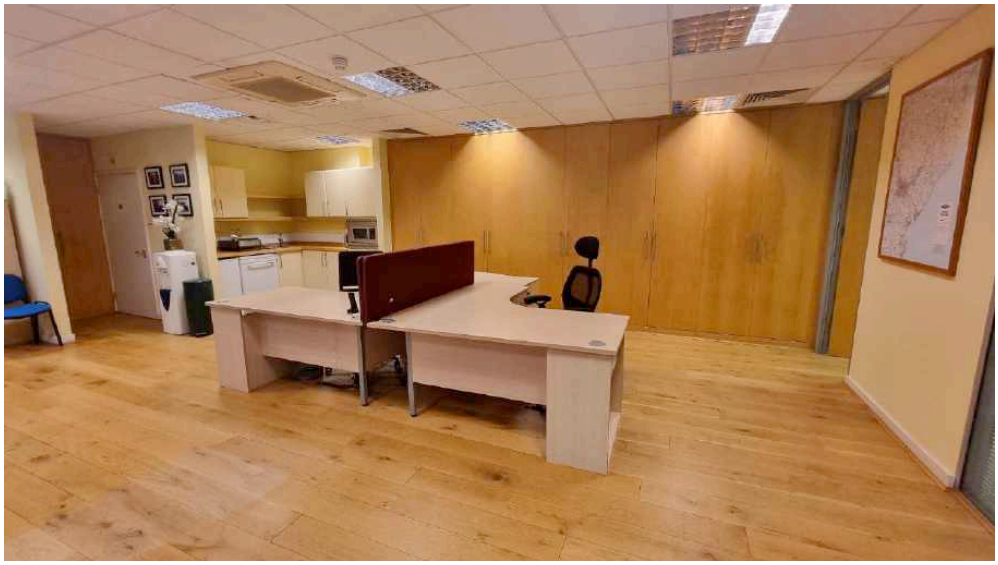
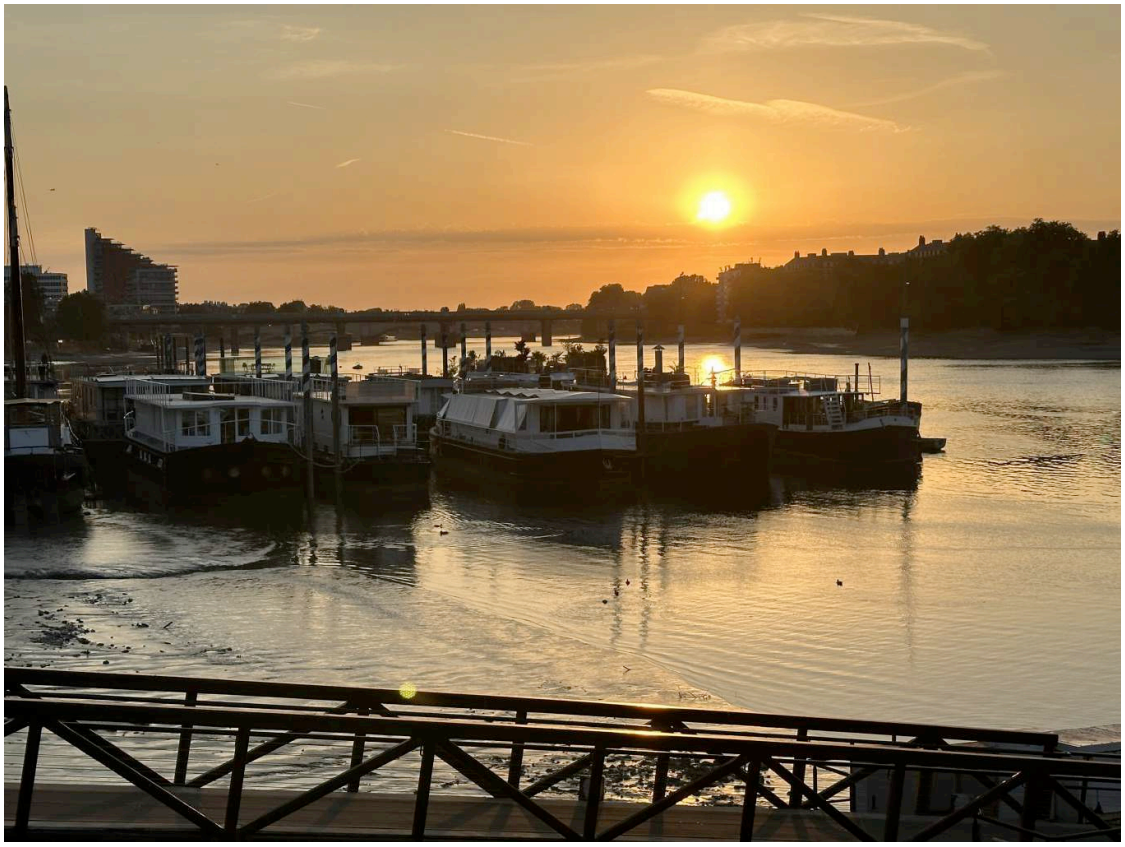
BATTERSEA
BALHAM
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PIMLICO
WESTMINSTER
MARYLEBONE
MAYFAIR
SOHO
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COVENT GARDEN
CLERKENWELL
BRIXTON
VAUXHALL
LAMBETH
East Putney
Wandsworth Park
Putney
Wandsworth Riverside Quarter Pier
MILLINERS
House
ONE
Riverside
CHAPELIER
House
Riverside Quarter
You are here
THREE
Riverside
COPTAIN
House
FIVE
Riverside
MANDEL
House
SEVEN
Riverside
NINE
Sales Gallery
River Thames