

26 POINT PLEASANT

WANDSWORTH, SW18 1GG

FOREST
REAL ESTATE

TO LET / FOR SALE

2,710 SQ FT

Modern Self Contained Business Unit

Key Features

- Virtual Freehold
- Modern Business Unit
- Not Subject to VAT
- Contemporary Fit Out
- Fitted Kitchen
- May Suit Alternative Leisure and Medical uses
- Self Contained Entrance From Street Level
- Air Conditioning
- Use Class E
- Glass Partition Office/Meeting Rooms
- Two WC's

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Description

The property comprises a purpose-built business unit arranged over the ground and first floors of a mixed-use development, with separate residential units located above.

The ground floor offers predominantly open-plan office space, complemented by a dedicated meeting room, a galley-style kitchen, and two WC facilities and provision for the installation of a shower, if required.

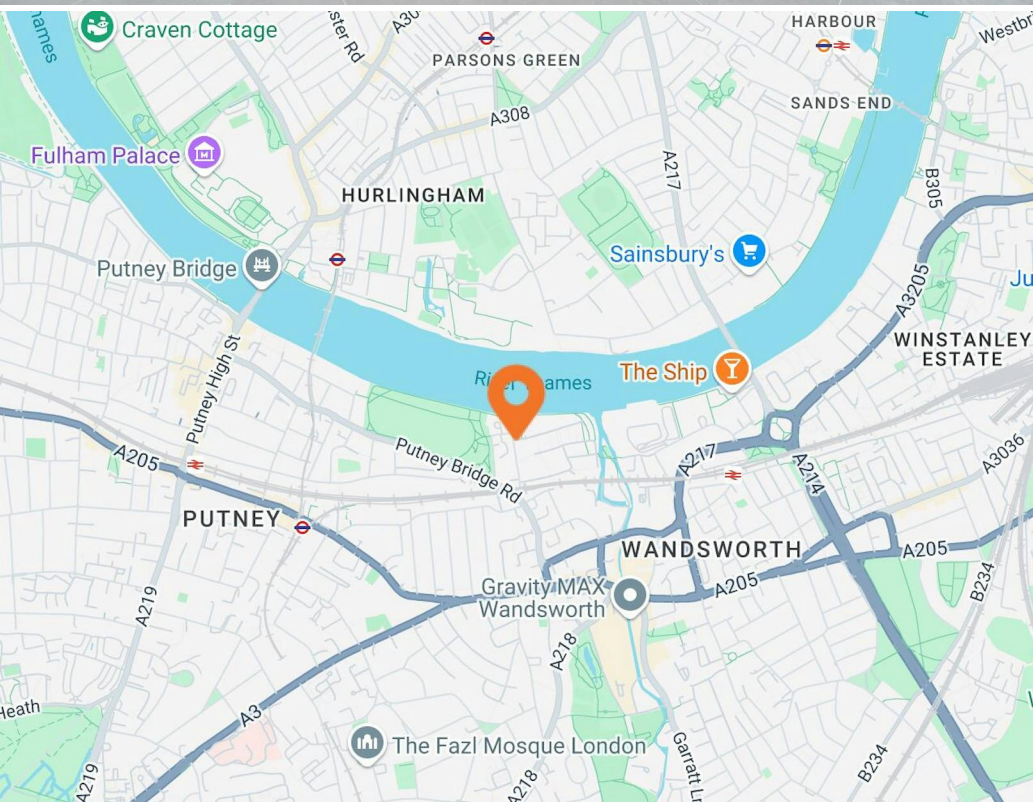
A striking glass-clad staircase leads to the first floor, which provides additional open-plan workspace along with three private offices or meeting rooms, ideal for flexible use.

Location

Nestled just moments from the Thames, this business unit is proudly based in Point Pleasant, Wandsworth—a vibrant and growing pocket of South West London. With excellent transport links, nearby green spaces like Wandsworth Park, and a close-knit local community, Point Pleasant offers the perfect blend of urban convenience and riverside charm.

Point Pleasant is ideally situated between two key transport hubs: Wandsworth Town Station and East Putney Underground Station. Wandsworth Town offers fast National Rail services to London Waterloo in under 15 minutes, while East Putney, on the District Line, provides quick access to central London and the wider Underground network.

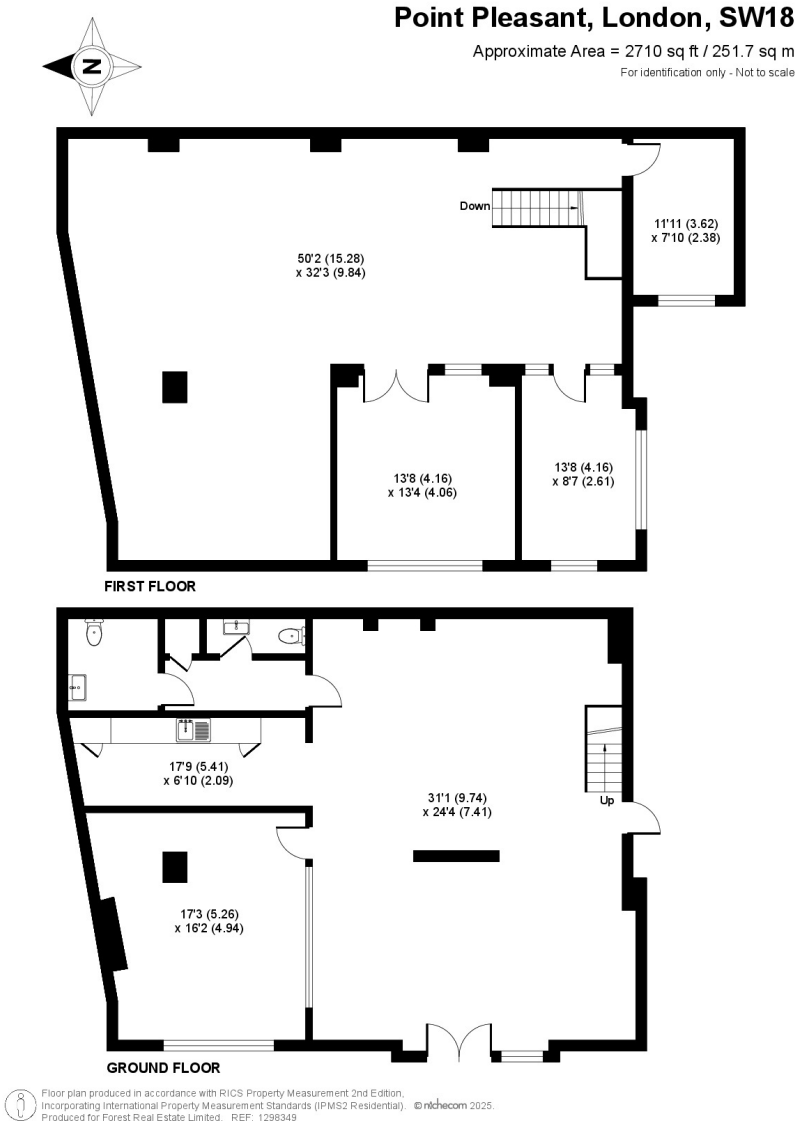
In addition to rail and Tube options, the area is served by several bus routes connecting to Clapham Junction, Putney, Fulham, and beyond. For those commuting by bike or on foot, the nearby Thames Path offers a scenic and practical route along the river.



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Availability

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|----------------|-------------------|--------|
| Ground | 1,355 | 125.88 |
| 1st | 1,355 | 125.88 |
| Total | 2,710 | 251.76 |
| Lease | New Lease | |
| Rent | £72,500 per annum | |
| Price | £825,000 | |
| Rates | £35,242 per annum | |
| Service Charge | £6,000 per annum | |
| VAT | Not applicable | |
| EPC | D (82) | |

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