

## Enterprise Way, SW18 1GA

## Offers In Excess Of £495,000



An exciting opportunity to acquire a commercial investment situated in the Wandsworth area, close to the River Thames.

The unit spans the ground floor measuring 1,485 sq ft within a modern mixed-use development that forms part of the Wandsworth Riverside scheme.

The property benefits from an existing lease generating £46,800 per annum, providing immediate rental income.

With a long leasehold of approximately 989 years remaining, the property represents a secure long-term investment opportunity. The service charge is approximately £1,296 per annum.

Viewings available on request.

