

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		