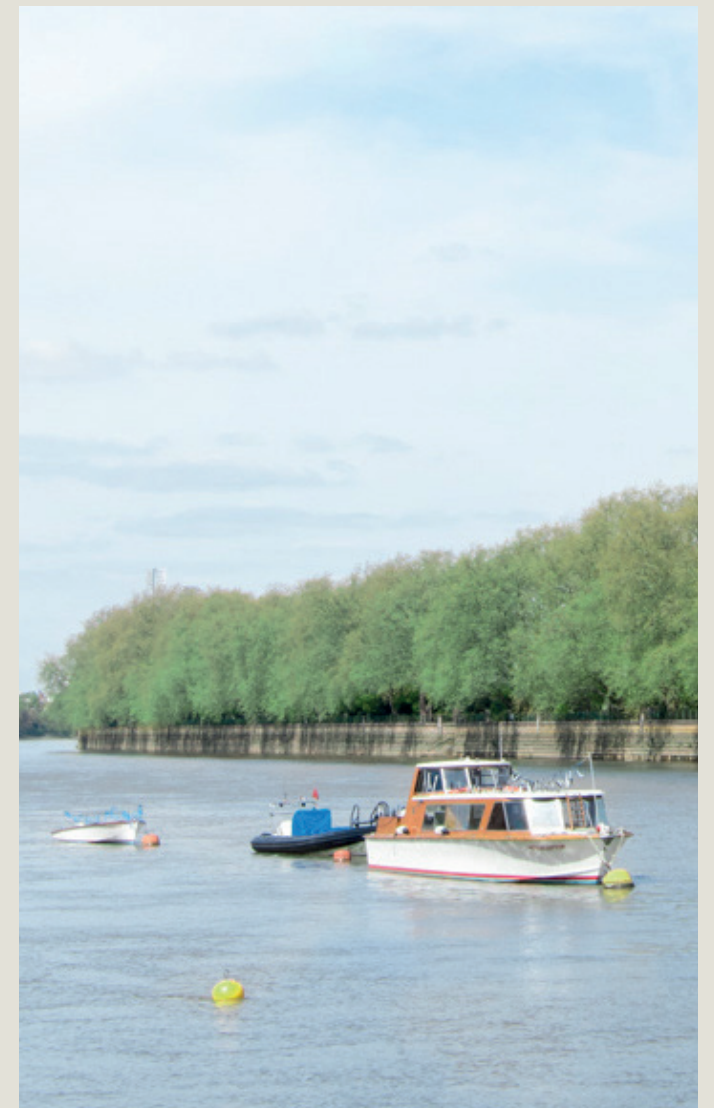


Carlton Drive

London SW15





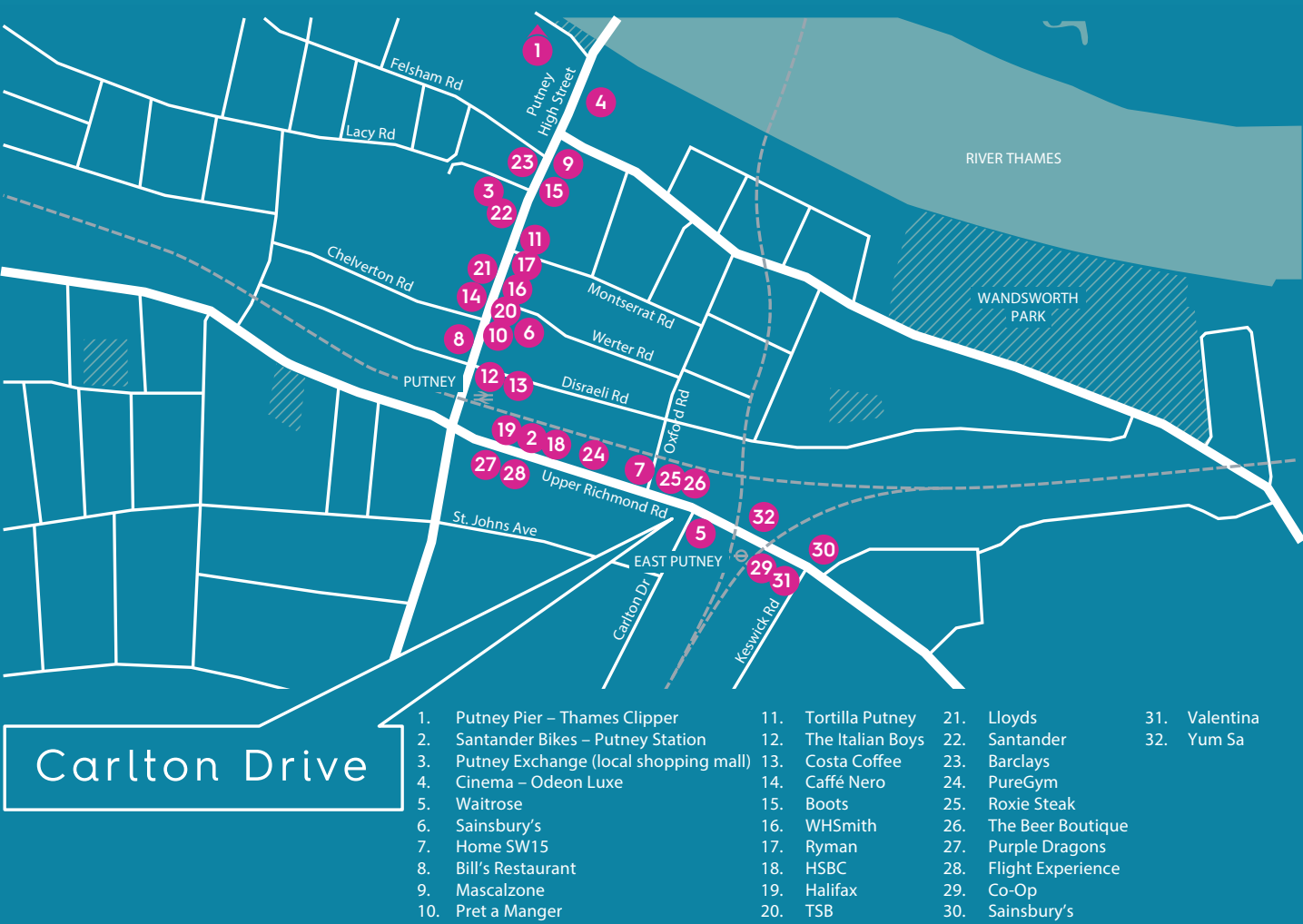
Description

Carlton Drive is a largely residential block with four commercial units over basement, ground and first floors. Units A, B and C have Class A1 use, although interest subject to a change of use to D2 will be considered, while Unit D possesses Class B1 use. The retail units are being offered in a shell and core condition with shopfronts installed, whereas the office unit is being offered with a full CAT A fit out.



Location

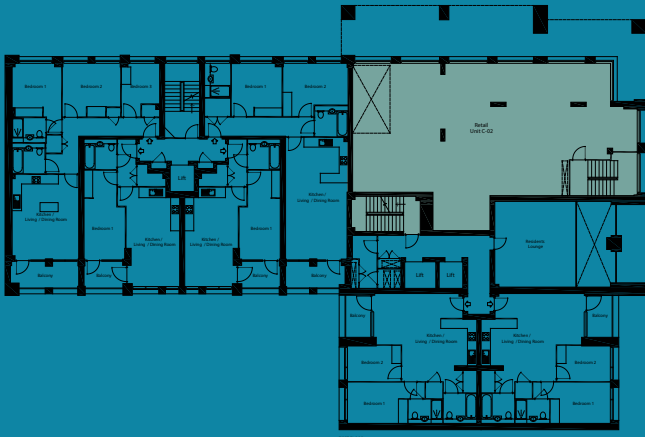
Carlton Drive is situated in a prominent location at the junction of Upper Richmond Road (South Circular Road) and Carlton Drive. Putney High Street, which is the principle retail location in the vicinity, is around a 5 minute walk to the west and contains a range of occupiers as well as Putney Exchange shopping centre. However, there are also a number of established and independent occupiers in the vicinity (see below map).



DESTINATION	IN MINUTES	BY
East Putney	+1	
Putney	+5	
Waterloo	+18	Putney
Monument (City)	+35	East Putney

Transport

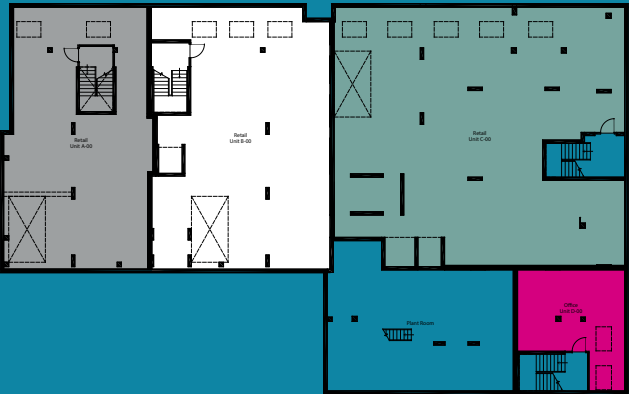
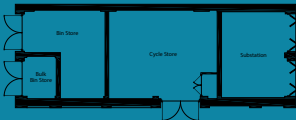
The location is very well served by public transport with East Putney Station (District Line) around 100m to the east while Putney Station (Mainline services to Waterloo) is around 5 minutes walk to the west, there are also a number of bus routes in the vicinity providing access to Wandsworth to the east as well as central London.



FIRST FLOOR
Ceiling Height - 2.96m



GROUND FLOOR
Ceiling Height - 3.49m



BASEMENT
Ceiling Height - 2.82m

Unit A

Ground – 1,215 sq ft
Basement – 1,858 sq ft
Total – 3,073 sq ft
Rent – on application

Unit B

Ground – 1,228 sq ft
Basement – 2,348 sq ft
Total – 3,576 sq ft
Rent – on application

Unit C

First – 1,879 sq ft
Ground – 2,167 sq ft
Basement – 3,778 sq ft
Rent – on application

Unit D

Ground – 1,229 sq ft
Basement – 652 sq ft
Total – 1,881 sq ft
Rent – on application

