

**LEWIS  
& CO**



**SUITE 4 BENNET COURT**  
WANDSWORTH COMMON, SW17 7EG

**OFFICE TO LET**  
**716 SQ FT**



# SUITE 4 BENNET COURT

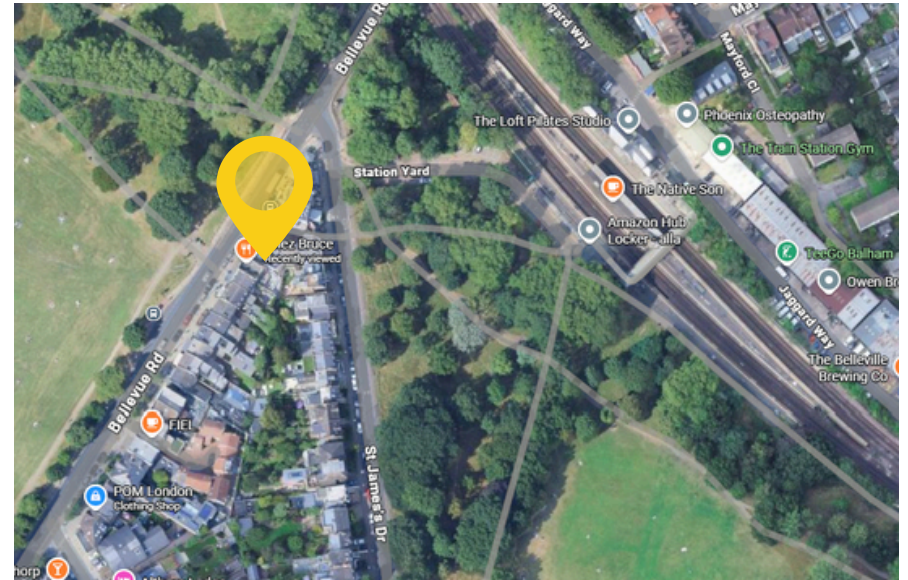
WANDSWORTH COMMON, SW17 7EG

# LEWIS & CO

## DESCRIPTION

The office comprises a mainly open plan second floor office suite, with private W.C.

It is presented in good condition throughout and benefits from excellent natural light.



## LOCATION

The property is situated within Bennet Court, a well-maintained office block with ground floor retail, positioned between Bellevue Road and St James Drive, opposite Wandsworth Common.

The area combines green space, independent cafés, and local restaurants, creating a relaxed yet connected working environment.

## SPECIFICATION

- Excellent location
- Self contained
- WC
- Open plan
- Excellent natural light.

## FLOOR AREAS

Suite 2	716	66 sq m
<b>Total</b>	<b>716 sq ft</b>	<b>66 sq m</b>

## TERMS

New lease available.

## RENT

£23,000 per annum..

## RATES

We advise all parties to undertake their own enquiries.

## EPC

48 B.

## VIEWING

Strictly by appointment through the sole agents.

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