

# THE GATEHOUSE

FULLY FITTED & FURNISHED PREMIUM OFFICE SPACE  
AVAILABLE TO LEASE

ARMOURY WAY / WANDSWORTH / SW18





RIVER THAMES

WANDSWORTH MILLS

PADEL YARD

WANDSWORTH BRIDGE

SOUTHSIDE SHOPPING CENTRE

KING GEORGE'S PARK

  
IMPERIAL WHARF

CHELSEA

BATTERSEA

  
CLAPHAM JUNCTION

THE GATEHOUSE

  
WANDSWORTH TOWN

FULHAM

# LOCATION

The property is strategically located within Wandsworth Town, offering a blend of commercial and residential buildings, and benefitting from several new residential developments, such as, Berkeley Homes Wandsworth Mills scheme, which is a short walk from the property.



Wandsworth Town Station



Old York Road, Wandsworth



Gail's Bakery



Wandsworth Mills

Wandsworth Town benefits from Old York Road, home to an array of independent and chain cafés, bars, restaurants and shops. Alongside, the Ram Quarter and Southside Shopping Centre, which offer extensive retail, bar and leisure facilities.



Wandsworth Park



The Ram Quarter

Wandsworth further benefits from being one of the greenest boroughs in London. It has ample access to parks such as, Wandsworth Park, St Georges Park, and Wandsworth Common, as well as riverside walks and cycle tracks and is in close proximity to two rivers.

**Wandsworth has undergone significant redevelopment and is the London Borough of Culture for 2025. Beginning in April 2025, Wandsworth will be home to a programme of events throughout the year. As part of this, the Borough receives significant investment, which is then distributed amongst local arts projects to deliver the year's programme.**

The leader of Wandsworth Council Mr Hogg stated that:

*“As a result of the mayor’s funding we’re going to deliver a year to remember – using the power of culture to transform lives, connect people and improve wellbeing, never more important than now.”*

# SITUATION

The property is situated on the southern side of Armoury Way, between the junctions with Ram Street and Fairfield Street. Armoury Way links with the South Circular to the south which runs to the southeast, west London and beyond.



The Alma Pub



Southside Shopping Centre



The Ram Quarter



# CONNECTIVITY

The property further benefits from excellent connectivity, being within walking distance of Wandsworth Town Station which provides direct overground trains into Central London. Additionally, numerous bus routes, the Thames Clipper service and the A3 are all within close proximity to the property.

## KEY CONNECTIONS

### National Rail

**WANDSWORTH TOWN**  
05 MIN WALK  
02 MIN CYCLE

MINS

**02 CLAPHAM JUNCTION**

**08 VAUXHALL**

**18 WATERLOO**

**20 VICTORIA**

### London Underground (via District Line)

**EAST PUTNEY**  
22 MIN WALK  
07 MIN CYCLE

MINS

**08 WIMBLEDON**

**10 SOUTH KENSINGTON**

**18 VICTORIA**

**19 PADDINGTON**

### Uber Boat by Thames Clipper

**WANDSWORTH PIER**  
5 MIN WALK  
02 MIN CYCLE

MINS

**13 CHELSEA HARBOUR PIER**

**25 BATTERSEA POWER STATION PIER**

**40 WESTMINSTER PIER**

**48 EMBANKMENT PIER**

# WORK-LIFE BALANCE

Wandsworth Town offers an excellent work-life balance, with numerous local occupiers, activities and amenities on your doorstep.

The area offers a wide variety of activities, from rowing and Padel at lunchtime to after-work catch-ups at one of the many local eateries and drink spots.

## Local Occupiers

### Food

1. Viet Town
2. Konnigans
3. Megan's
4. Pad Thai Story
5. Urban Oasis
6. Sushi Moka
7. Hotura
8. Wagamama
9. Mai Thai Deli

### Drink

1. The Grapes
2. The Ram
3. The King's Arms
4. Queen Adelaide
5. Hop Pole
6. Brewer's Inn
7. Brewdog Wandsworth
8. Boom Battle Bar
9. The Ship
10. The Alma

### Coffee Shops

1. Gail's
2. Costa
3. Story Coffee
4. Lockdown Bakehouse

### Amenities

1. Anthology
2. Bayley & Sage
3. Lotus Spa
4. Sainsbury's

### Activities

1. Barrecore
2. The Padel Yard
3. Pod Golf
4. More Yoga
5. Pure Gym
6. Clip'n Climb
7. The Gym Group
8. Virgin Active
9. F45 Training Wandsworth

### Parking

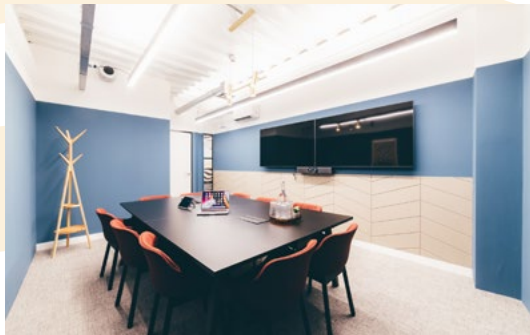
1. Southside Car Park
2. NCP Wandsworth
3. Southside
4. Riverside West Car Park





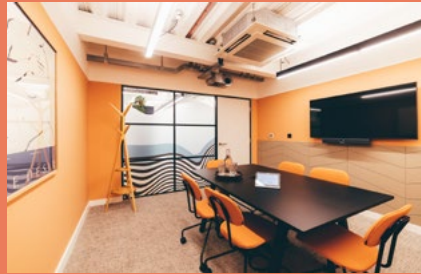
# DESCRIPTION

The newly developed building was completed in 2024 and comprises 13,823 sq ft of office space arranged over basement, ground and three upper floors. The property has prominent glazed frontage along Armoury Way.



The building offers efficient floor plates ranging from 1,400 sq ft – 4,456 sq ft making it suitable as either a HQ office for a single business or for multiple businesses. The building has undergone a full CAT B fit-out.





# SPECIFICATION



EPC A



BREEAM  
'Excellent'



Electric  
building



Showers, changing  
& locker facilities



Secure cycle  
storage



One passenger  
lift



Full access  
raised floors



Plastered ceiling with  
exposed LED lighting

# THE SPACE

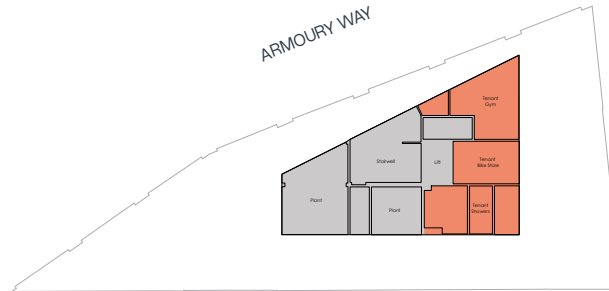
The property has been measured by Lane & Frankham, a copy of their report is available within the data room and can be assigned to the successful purchaser.

The Lane & Frankham report provides the following net internal floor areas:

Floor	Use	sq ft	sq m
Third	Office	1,489	138.3
Second	Office	2,667	247.8
First	Office	4,515	419.5
Ground	Office	4,507	418.7
Basement	Currently configured as End of Trip & Gym	645	59.9
<b>Total</b>		<b>13,823</b>	<b>1,284.2</b>

## BASEMENT

645 SQ FT • 59.9 SQ M



To be updated

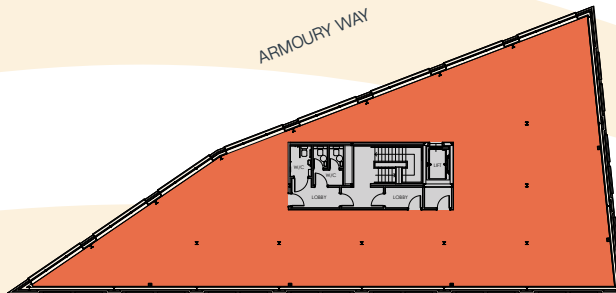
## GROUND FLOOR

4,507 SQ FT • 418.7 SQ M



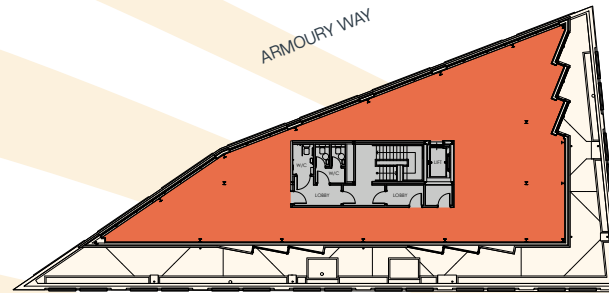
## FIRST FLOOR

4,515 SQ FT • 419.5 SQ M



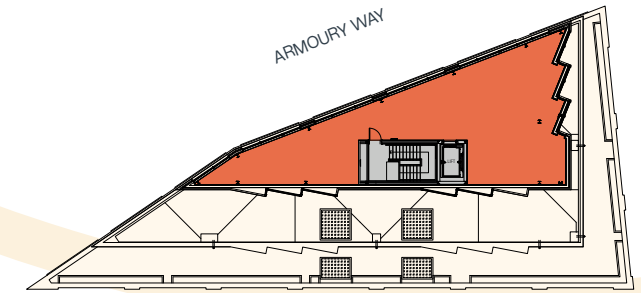
## SECOND FLOOR

2,667 SQ FT • 247.8 SQ M



## THIRD FLOOR

1,489 SQ FT • 138.3 SQ M



- Office
- End of trip
- Core

Plans not to scale, for indicative purposes only.

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