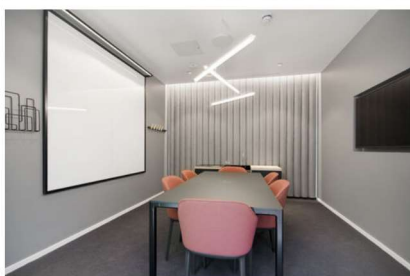


TO LET



The Light Bulb, Filament Walk, Wandsworth, SW18

£ 1,310 Prices From

 Wandsworth

 Office

 SW18 4GQ

Highlight Features

- ✓ 24 Hour Access
- ✓ Cafe
- ✓ Cycle Racks
- ✓ E Class Use
- ✓ Flexible Terms
- ✓ Service Charge, Electricity & Wi-Fi Inc
- ✓ Shower Facility
- ✓ Staffed Reception
- ✓ Wi-Fi

## Description

The Light Bulb is a short walk from Wandsworth Town station, offering new and modern studios spaces with large windows, plenty of natural light and hard-wearing flooring. Further benefits include a vibrant cafe, and a bright atrium area with comfortable seating and break out spaces. Service charge, electricity and Wi-Fi are included.

### Location:

Located just 300 metres from Southside Shopping Centre which contains a good range of shops, eateries and a cinema plus the property is close to the newly refurbished Wandsworth Town station, which has direct links into central London.

### Accommodation:

Various office suites catering to all size businesses.

### Usage:

We believe the premises fall under Class E (formerly B1) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London borough of Wandsworth council.

### Business Rates:

Applicants are advised to make their own enquiries with London Borough of Wandsworth Council.

### EPC:

Energy performance certificates are available upon request.

### Viewings:

Strictly by an appointment via Kingworths. Give us a call or send an enquiry to find out the latest availability.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)