

# THE FILAMENTS SW18

UNIT 4 & 5 SPECTRUM WAY,  
THE FILAMENTS, WANDSWORTH SW18 4WW

# INVESTMENT SUMMARY

- Wandsworth is undergoing a £1 billion town centre regeneration, enhancing its appeal as a thriving and dynamic location;
- Wandsworth is an affluent area with a village atmosphere and excellent transport links, including Wandsworth Town station and East Putney (District Line);
- The property comprises a ground floor commercial unit totalling 4,106 sq ft (381 sq m);
- Let to Ingeus UK Limited with a lease expiry of 1st March 2029 (2.8 years unexpired);
- Passing rent of £133,445 per annum (£32.50 per Sq Ft);
- Virtual freehold.
- Future development potential with consent granted on the unit adjacent Unit 3, The Filaments, from commercial (Class E) to apart-hotel use (Class C1) granted by Wandsworth Council (Ref: 2024/2293).

▶ THE FILAMENTS

We are instructed to seek offers in excess of

**£1,390,000**

(One Million Three Hundred and Ninety Thousand Pounds) Subject to Contract and Exclusive of VAT, reflecting a Net Initial Yield of 9% allowing for usual graduated purchaser's cost.

# LOCATION

The Filaments is a mixed-use development situated along Spectrum Way, in the Centre of Wandsworth.

Local amenities include Southside Shopping Centre which provides an annual footfall of approximately 7.81 million people. The shopping centre provides 650,000 sq ft of retail and restaurant space which includes anchor tenants in Waitrose, Primark, Cineworld and Gravity Active Entertainment.



# TRANSPORT

This location is well serviced by transport links. Wandsworth Town Station is less than a 10 minute walk from the development, providing direct access to both Clapham Junction (Overground and National Rail Lines) and Waterloo (Bakerloo, Jubilee, Northern, Waterloo & City underground line, and National Rail) stations. In addition, the property is in walking distance (15 mins) of East Putney Underground Station, providing direct access to the District Line. A number of bus routes also pass directly outside the scheme.

  
Wandsworth Town **10**  
Minute walk

  
East Putney **15**  
Minute walk

# DEMOGRAPHICS



**307K**

resident population in  
Wandsworth.



**840K**

total population in the  
principal catchment area,  
growing annually.



**£74K**

Average Gross household  
income



**50%**

of population  
aged 20-44



**7.8M**

annual visitors



**20K**

Wandsworth Council plans  
to deliver 20,000 homes over  
the next 10 years

# SITUATION & DESCRIPTION

The property comprises a ground-floor commercial unit extending to 4,106 Sq Ft (GIA) (381 sq m), positioned on the pedestrianised thoroughfare connecting Spectrum Way to Hardwicks Square. The unit benefits from extensive full-height glazing within this established mixed-use health quarter.

The accommodation provides customer access from the pedestrianised frontage with rear loading via the secure service yard. The development benefits from excellent proximity to nearby public parking facilities, including Southside Car Park, NCP Wandsworth and Wandsworth Sainsbury's.

A recent letting within the scheme to Community Health and Eyecare (CHEC) further strengthens the area's position as an emerging wellness and healthcare quarter. CHEC is a leading UK provider of NHS backed community healthcare, specialising in ophthalmology and gastroenterology. Their commitment to the location adds a further dimension to the occupier mix, driving consistent daytime footfall and reinforcing the wider appeal of the area as a destination centred around wellbeing, healthcare and lifestyle.



# WANDSWORTH DEVELOPMENT

Wandsworth, is undergoing a significant £1 billion town centre regeneration project, enhancing its appeal as a thriving and dynamic area. Known for its affluent and vibrant village atmosphere, Wandsworth benefits from excellent transport connections, including Wandsworth Town overground station and East Putney underground station. Transport for London is upgrading the local traffic network to improve cycling infrastructure and enhance bus services across the town centre.

## COLLEGE TOWER AND WELBECK HOUSE

Wandsworth High Street and 17-27 Garratt Lane, SW18.

### South Thames College

- 201 residential units.
- 26,500 sq ft of commercial space.



## RAM QUARTER GREENLAND INVESTMENT

- 661 new homes.
- 102,000 sq ft of shops, cafés, bars, restaurants, microbrewery and museum.
- Phase 1 due for completion in Q4 2017.

## FORMER TA CENTRE WORKSPACE

- 77 residential units.
- 24,000 sq ft of B1 offices.
- 1,750 sq ft of retail.
- Planning consent granted

## THE LIGHT BULB WORKSPACE

- 73,580 sq ft of recently developed B1 offices.

## THE FILAMENTS SW18

Full planning permission has been granted for the conversion of Unit 3, The Filaments, from commercial (Class E) to apart-hotel use (Class C1), comprising 9 high-quality studio units. This consent, granted by Wandsworth Council (Ref: 2024/2293) In the unlikely event of a future void, this consented scheme offers an attractive alternative use opportunity to deliver high quality short stay accommodation in a highly sought after location.



## SOUTHSIDE SHOPPING CENTRE

- 610,000 sq ft of 57 retail units, 17 restaurants, 1 supermarket, 2 gyms and 1 cinema. Annual footfall of 7.81 million people.
- Proposed scheme for 26 storey, 228 unit residential tower.



## TENURE

Held Virtual Freehold on a 999 year long leasehold interest from 30/01/2025.

## TENANCY

The property is let to Ingeus UK Limited on a lease from 29 May 2015 to 1 March 2029, contracted outside the Landlord and Tenant Act 1954. This provides an unexpired term of approximately 2.8 years, the current rent is £133,445 per annum (equivalent to £32.50 per Sq Ft).

## SERVICE CHARGE

Full service charge budget and apportionment schedule available upon request.

THE FILAMENTS SW18





Photo taken out of hours



THE FILAMENTS SW18

Photo taken out of hours

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# TENANT COVENANTS

Ingeus UK Limited is a nationally established provider of employment, skills, health and justice services, delivering Government-backed programmes that support people into work, improve wellbeing and promote social inclusion. Operating across the UK, Ingeus partners with central and local government, employers and community organisations to provide assessment, advisory and support services through a network of regional offices.

The tenant benefits from a robust Dun & Bradstreet rating of 4A2.

Financial Year Ending	Turnover	Profit Before Tax (loss)	Net Current Assets
20 June 2025	£250,748,000	(£14,051,000)	£36,357,000
30 June 2024	£162,654,000	£11,135,000	£82,819,000
30 June 2023	£197,028,000	£31,577,000	£77,608,000
30 June 2022	£186,619,000	£26,837,000	£49,903,000



Photo taken out of hours



Photo taken out of hours



## VAT

The property has been elected for VAT and it is proposed that any freehold disposal will be by way of a Transfer of a Going Concern (TOGC).

## EPC

Available upon request.

## AML CHECKS

In order to comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation. These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.

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**THE FILAMENTS SW18**

## PROPOSAL

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