

PARKLIFE

PUTNEY

116 PUTNEY BRIDGE ROAD
LONDON SW15 2NQ

Flagship restaurant and rooftop restaurant opportunity

By Akoya





P
Pay at Street Machine
→
Shelley Street
Max Stay 4 Hours
Mon - Sat
9.30 am - 6.30 pm

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PARKLIFE

W

Bus Stop
220 370 485



Indicative ground floor restaurant

PARKLIFE

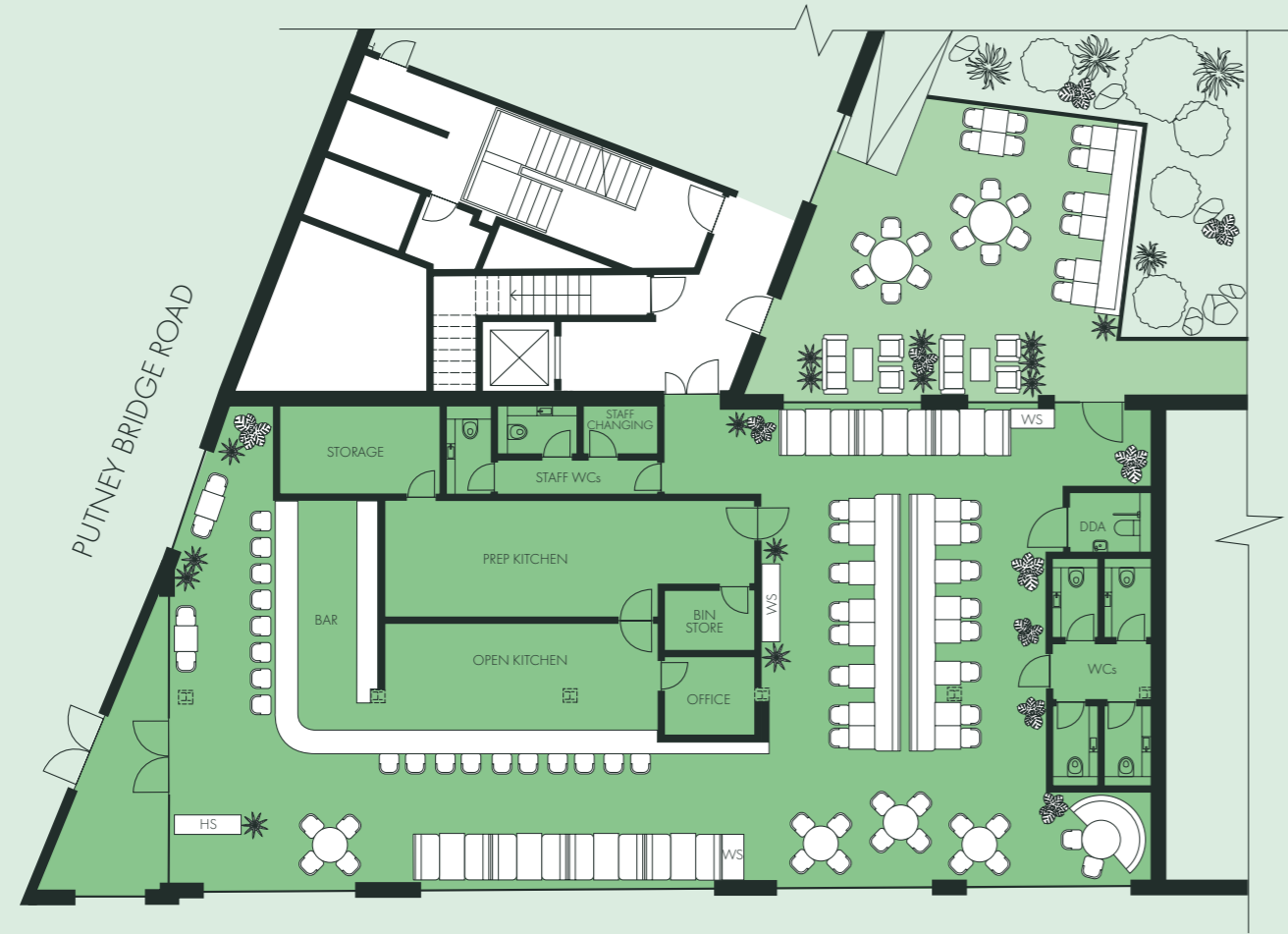
PUTNEY

UNIQUE PARK SIDE OPPORTUNITY FOR
3,168 SQ. FT GROUND FLOOR FLAGSHIP
RESTAURANT WITH 1,529 SQ. FT ROOFTOP
BAR OVERLOOKING THE RIVER THAMES

GROUND FLOOR RESTAURANT
3,168 SQ. FT



- Restaurant
- Terrace
- Core

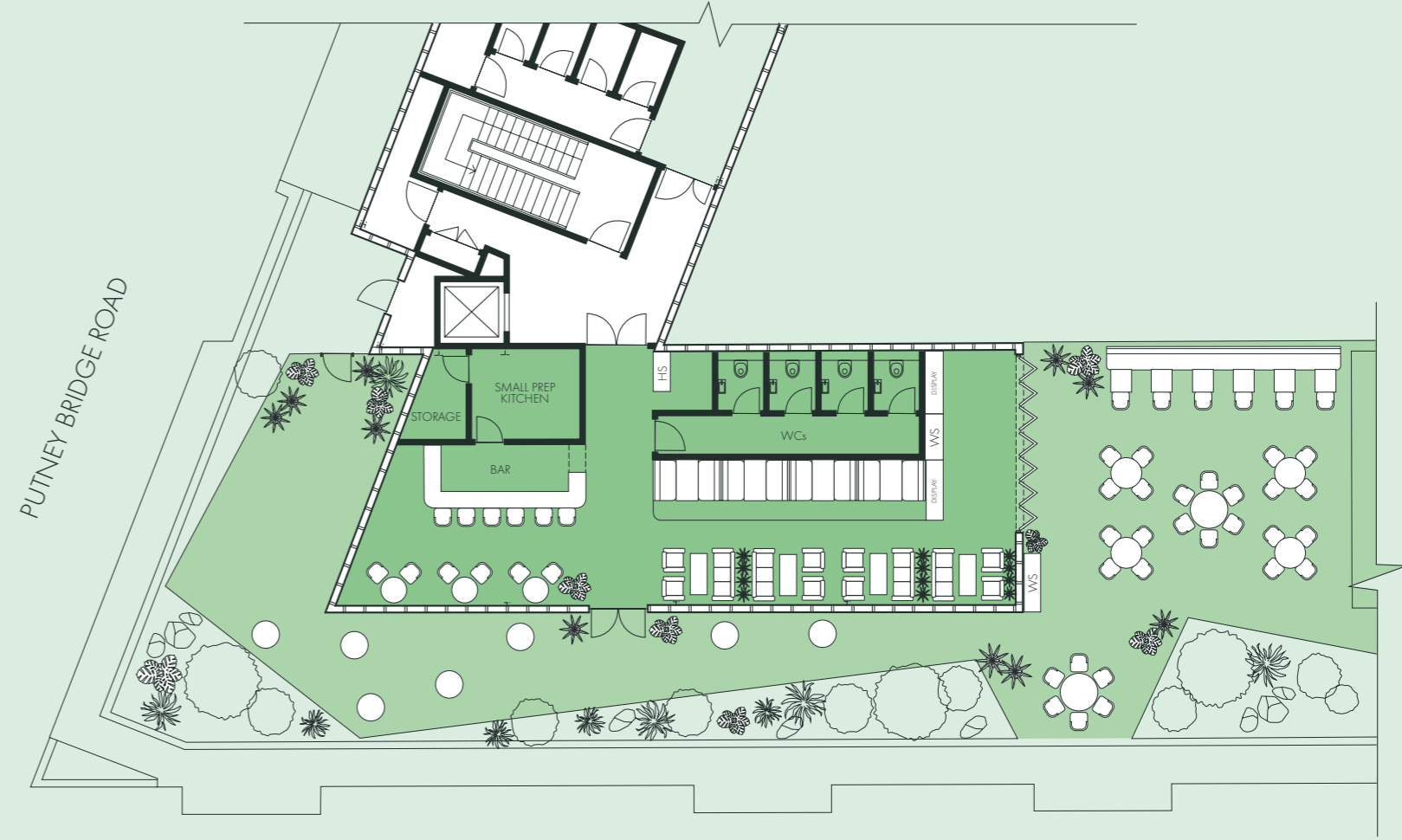


WANDSWORTH PARK ↓

ROOFTOP BAR
1,529 SQ. FT



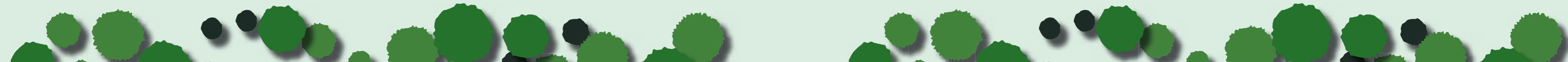
- Bar
- Terrace
- Core



WANDSWORTH PARK ↓

6

7



BUILDING SPECIFICATION

GROUND FLOOR RESTAURANT

Estimated indoor covers – 102
(80 seating, 12 bar seating and 10 chefs table)

Estimated outdoor covers – 30
(26 seating and 4 bar seating)

Slab to soffit height – approximately 2710 to soffit and approximately 2400 to the underside of an assumed services zone

Electricity capacity – 3-phase - 100A / 70 kVA

Gas capacity – 271kW peak supply (~25m³/hr)
with a U40 gas meter

Water allowance – 70LU - 0.961 /s 35mm

Additional capped services/drainage – Further coordination with incoming tenant to position capped drainage

Extract size – scope for 4th floor extract

Fibre – pre-installed landlord fibre

ROOFTOP BAR

Estimated indoor covers – 44
(38 seating, 6 bar seating)

Estimated outdoor covers – 40
(40 seating)

Slab to Soffit height – RAF level to soffit height - Minimum 2930 to u/s and 3180 to u's of joists (sloping soffit). Underside of services zone 2600. Raised floor zone is 250mm clear

Electricity capacity – 3-phase - 100A / 70 kVA

Gas capacity – gas to rooftop possible

Water allowance – 70LU - 0.961 /s 35mm

Additional capped services/drainage – Further coordination with incoming tenant to position capped drainage

Extract size – scope for 4th floor extract

Fibre – pre-installed landlord fibre



Indicative rooftop terrace



Ground floor restaurant



Rooftop bar

PARKLIFE ACCOMMODATION

FLOOR	SQ. FT (NIA)	SQ. M
GROUND (Restaurant)	3,168	294
GROUND to FOURTH (Office)	63,944	5,940
FOURTH (Rooftop cafe/bar)	1,513	140
TOTAL	68,625	6,374



TRAVEL TIMES

	10 MIN East Putney 	10 MIN Putney Bridge 	10 MIN Putney 	21 MIN Wandsworth Town 
	4 MIN East Putney 	4 MIN Putney Bridge 	4 MIN Putney 	6 MIN Wandsworth Town 
	13 MIN Earl's Court From East Putney via District Line	20 MIN Paddington From East Putney via District Line	26 MIN Green Park From East Putney via District & Victoria Lines	32 MIN City From East Putney via District Line



FOR FURTHER INFORMATION PLEASE
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PARKLIFE

PUTNEY

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