

Unit 2 & Unit 3 Brighton Buildings Clapham Junction Station

London
SW11 1RZ



Two A1 Opportunities - To Let

Located on the outside of Clapham Junction Station
335 sq ft (31 sq m) & 360 sq ft (34 sq m)



The Opportunities

The properties are located on St John's Hill, just up from the main entrance of Clapham Junction Station and under the second entrance and taxi rank. Clapham Junction is ideally located in South West London with both excellent road and rail connections. Clapham Junction Station serves approximately 22 million rail passengers a year.

There are two separate properties consisting of 335 sq ft and 360 sq ft of retail space on St John's Hill, at Clapham Junction Station.

The unit's are available for immediate occupation.



Key features:-

- Excellent Station Location
- Part of a Parade of Shops
- Good Transport Links
- Strong Passing Footfall
- A1 use
- Flexible Leases

Floor Area	Sq ft	(m ²)
Unit 2	335	(31)
Unit 3	360	(34)

Terms

Each unit is available on a new lease on terms to be agreed at a rent in excess of: **Unit 2 - £23,500 pa exclusive, plus VAT. Unit 3 - £25,500 pa exclusive, plus VAT.** Subject to Contract.

Insurance / Deposit

Insurance premium to be provided. Deposit - Subject to status/accounts.

EPC

EPCs have been requested.

User Planning

We understand the unit has an A1 planning consent.

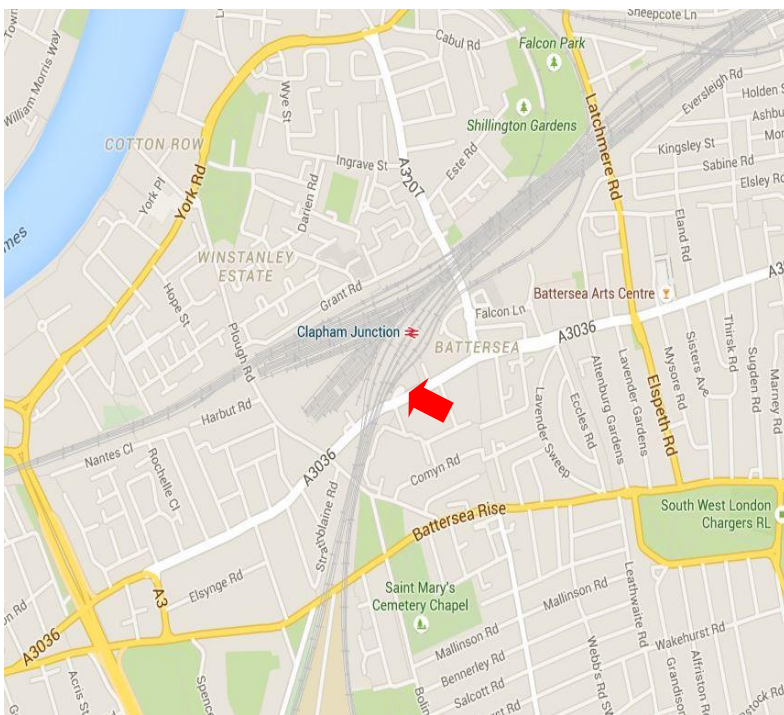
Business Rates

We advise all interested parties to make their own enquiries via Wandsworth Council.

Enquiries

Enquiries to be made through sole agents
Grant Mills Wood
 Jonathan Hay
jonathanh@grantmillswood.com
 0207 659 5986

Nicholas Judd
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RICS CODE OF PRACTICE FOR COMMERCIAL LEASES
 Please see <http://www.commercialleasecodeew.co.uk>

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