



11 Clapham Park Road, London SW4 7EE

**TO
LET**

3536
Sq Ft

£110,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a 4 storey office building with prominent retail frontage on Clapham Park Road.

The ground, 1st, and 2nd floors all have ceiling heights in excess of 3m, and a full basement ceiling height in excess of 2.4m.

Although currently subdivided into offices, the divisional walls can be removed to create mostly open plan footplates throughout.

We believe the opportunity would be suitable for any office or medical use, but also the large garden to the rear opens up the options for others such as a nursery or restaurant/cafe.

The property is currently occupied by live-in guardians so viewings must be arranged via sole agents Four & Co.

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£110,000 per annum

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: Immediately
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: None

EPC VAT Local Authority
B No LB Lambeth

LTA 1954
Negotiable

Utilities
Gas,1 Phase
Electricity

Accommodation

	Sq M	Sq FT
Ground:	97.88	1054
Basement:	85.42	919
First:	72.80	784
Second:	72.37	779
Third:	32.66	352
Outside:	94.30	1015
Total (GIA):	328.47	3536

Rates / Service Charge

Rateable Value: £60,000
Rates Payable(Est) £30,720 pa*

*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

Clapham is an affluent residential urban district in the London Borough of Lambeth, 4 miles South of central London.

Neighbouring districts including Brixton, Balham, Battersea, Wandsworth and Stockwell all within a 2 mile radius.

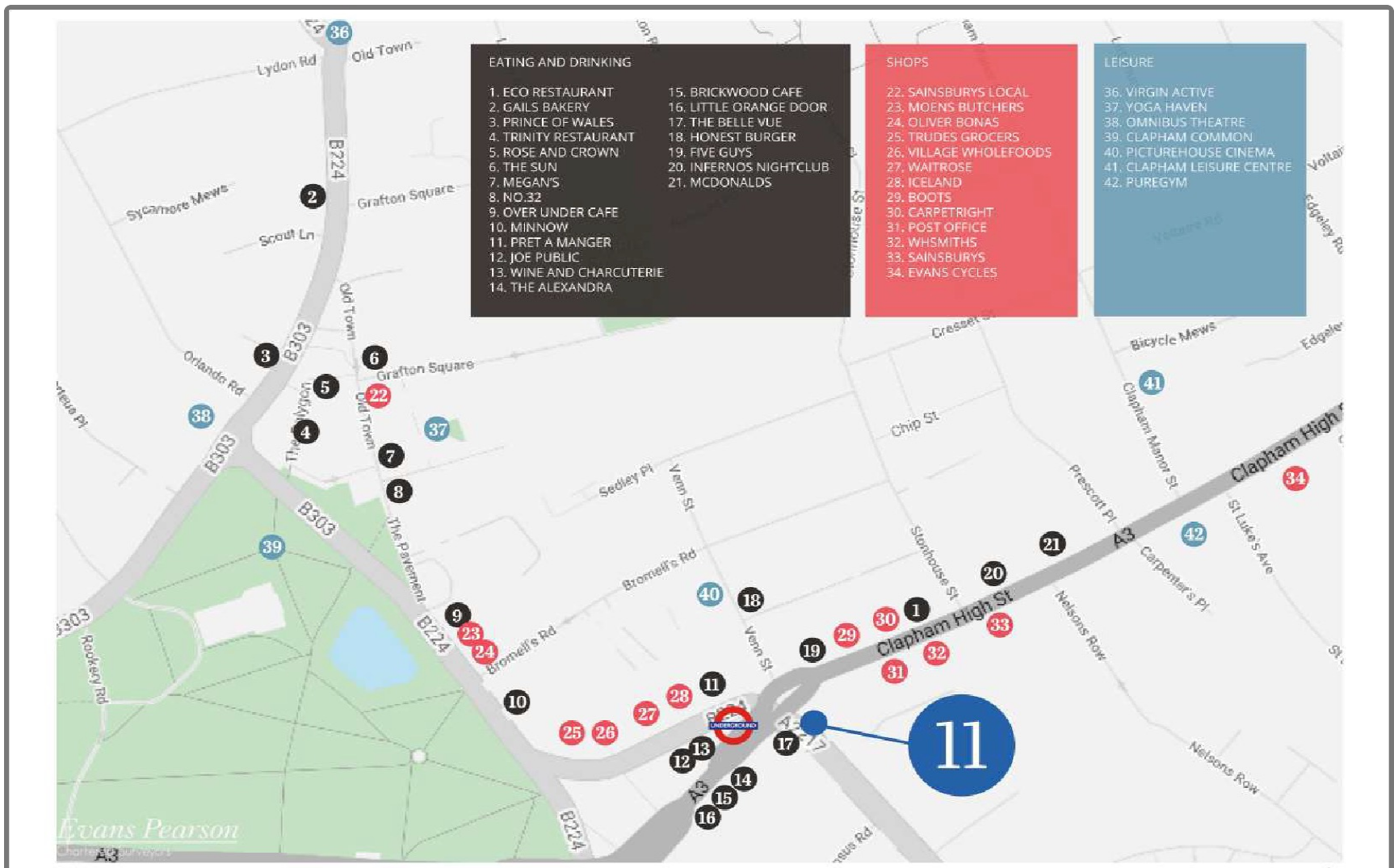
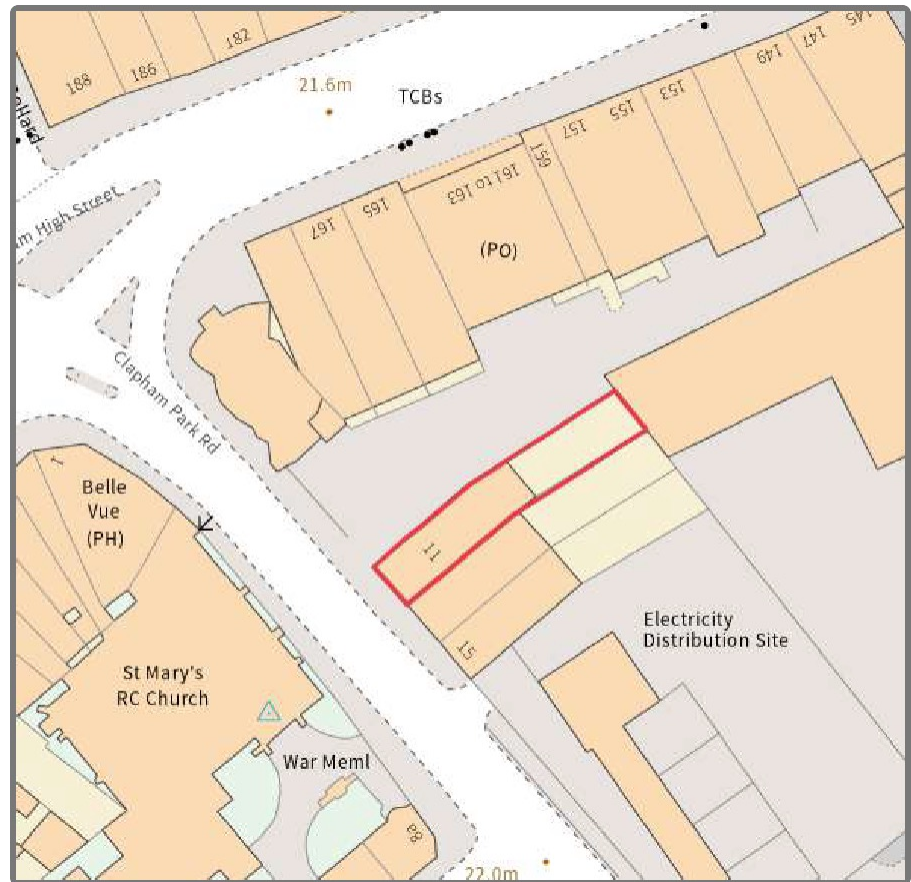
The area is serviced by the South Circular (A205) and the A3 (Clapham High Street) providing fast vehicular routes out to the M25 and into Central London.

The area benefits from multiple bus routes, including regular services to Clapham Junction Mainline Rail Station.

As well as the 220 Acre public Common, Clapham is known for its bustling High Street, excellent restaurants, and vibrant night life.

Clapham Common Station is a 1 minute walk away and provides underground connections via the Northern Line.

Clapham High Street Station is an 8 minute walk down the high street and provides access to the Overground Line.





The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Four & Co are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms. SUBJECT TO CONTRACT. SEP 24



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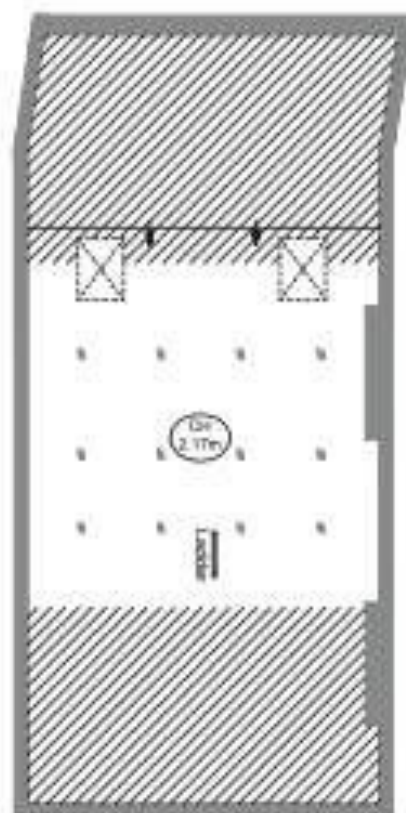


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Approximate Gross Internal Area
 328.57 sq m / 3,537 sq ft
 - 
Restricted Height Area
 16.57 sq m / 178 sq ft
 - 
Loft
 32.66 sq m / 352 sq ft
 - 
Loft Restricted Height Area
 40.32 sq m / 434 sq ft
- (CH = Ceiling Heights
 C = Cill Height
 H = Window Height)



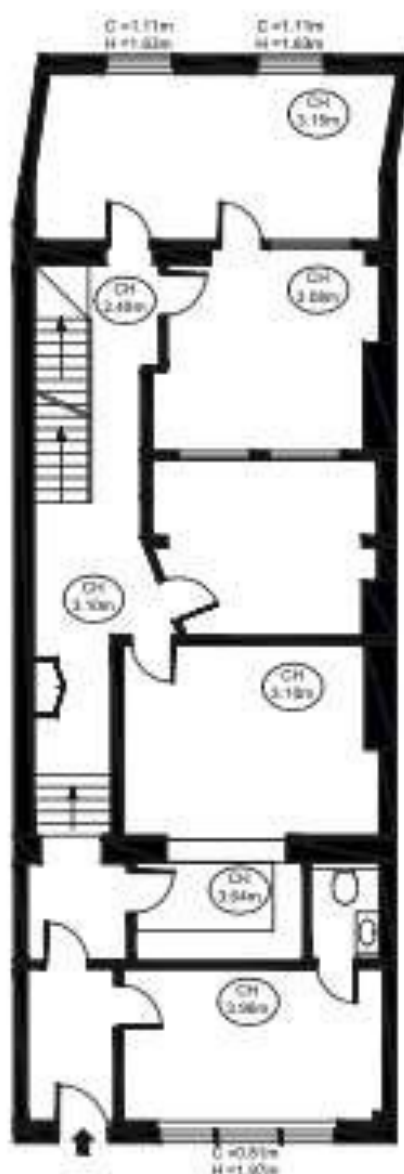
Second Floor
 Approximate Gross Internal Area
 72.57 sq m / 778 sq ft



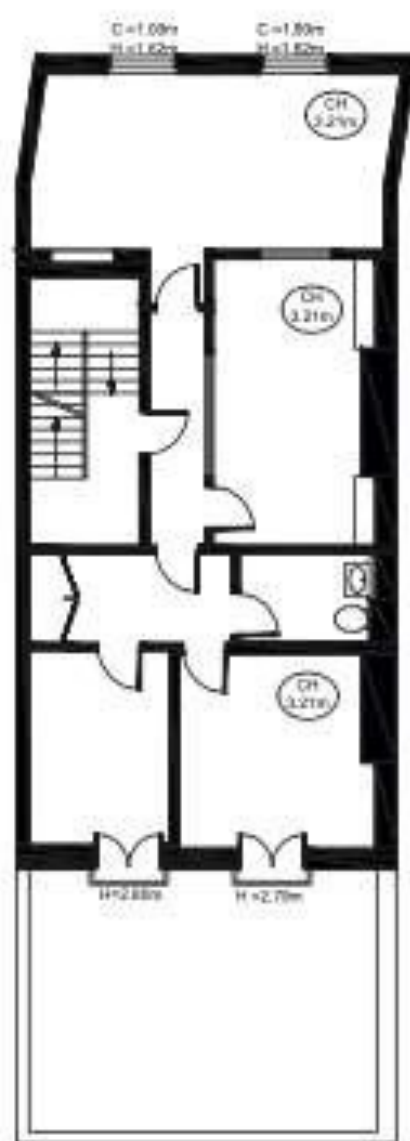
Third Floor
 Approximate Gross Internal Area
 32.66 sq m / 352 sq ft



Lower Ground Floor
 Approximate Gross Internal Area
 85.42 sq m / 919 sq ft



Ground Floor
 Approximate Gross Internal Area
 97.98 sq m / 1,055 sq ft



First Floor
 Approximate Gross Internal Area
 72.88 sq m / 784 sq ft