



London House Prescott Place Clapham SW4 6BS

SECOND FLOOR OFFICE SPACE TO LET

FLEXIBLE LEASE TERMS

Area: 1,720 FT² (160 M²)

Initial Rent: £43,000 PA



LOCATION
Clapham



TRAIN
Clapham High
Street



TUBE
Northern Line



BUS
Excellent links



CYCLE RACKS
On-site



USE CONSENT
Class E



AREA
1,720 sq.ft.



WORKSTATIONS
15-20 desks



AVAILABILITY
Immediately



KITCHEN
Private

London House Prescott Place Clapham SW4 6BS

LOCATION:

Prescott Place is situated in a popular residential and commercial area off Clapham High Street in South West London.

The available commercial space benefits from excellent transport links. Clapham Common and Clapham North underground stations (Northern line) are both within a short walk from the property.

The area is well connected with a number of bus routes.

FLOOR AREA:

| PREMISES | AREA FT ² | AREA M ² |
|--------------|----------------------|---------------------|
| Second Floor | 1,720 | 160 |
| TOTAL | 1,720 | 160 |

DESCRIPTION:

London House is located on the west side of Prescott Place just off off Clapham High Street.

The available accommodation comprises a self contained suite on the second floor extending to approximately 1,720 sq ft. (159.8 sq m) having a private kitchen and WC.

The popular residential and commercial area benefits from excellent local restaurants, cafés and coffee spots - ideal for a lunch time break!

We understand that the premises benefit from Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including financial and professional services, office and medical uses.

LEASE:

A new flexible lease to be grated for a term to be agreed.

VAT:

Applicable

SERVICE CHARGE:

Approx £4,365 pa + VAT

RATES PAYABLE:

Approx £24,102 pa (23-24)

EPC:

D

LEGAL COSTS:

Each party responsible for their own legal costs.



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