



## Class E Unit To Let

1,496 sq. ft. (GIA)

5A Clapham Common South  
Side  
London  
SW4 7AA

**Rent**  
£39,500 per annum

**Rates payable**  
£8,733 per annum

- \* Suitable for a variety of uses
- \* W/C and kitchenette facilities
- \* Opposite Clapham Common Underground Station
- \* Partitioned space ideal for treatment rooms or offices
- \* EPC available on request

CLASS E UNIT TO LET

# OVERVIEW

## Location

5A Clapham Common South Side, is located in the vibrant Clapham area, directly opposite Clapham Common, one of London's largest open green spaces.

The property benefits from excellent transport links, with Clapham Common Underground Station (Northern Line) opposite, providing easy access to central London. The area is well-served by numerous bus routes, and Clapham High Street Overground Station is also nearby.

The surrounding area is a mix of residential and commercial properties, with a wide range of amenities including shops, cafes, restaurants, and gyms. The location offers a balance of green space and urban convenience.

## Description

The space was previously used as an office building. However the existing layout makes it ideal for medical, dental, physio or similar types occupiers. Alternatively the accommodation would suit office use.

The space is set across three floors split into multiple rooms, with a fitted kitchenette and W/C's within the demise.



## Lease Terms

The space is available by way of a new lease direct from the landlord.

## Floor Areas

First Floor	488 sq. ft.
Second Floor	488 sq. ft.
Third Floor	520 sq. ft.
<b>Total</b>	<b>1,496 sq. ft.</b>

