

LU  
MA

330 CLAPHAM ROAD • SW9

BRAND NEW 25,000 SQ FT  
GRADE A OFFICE.







If I were you...  
I wouldn't settle for  
anything less than  
**brand new**

Let me introduce you to LUMA. 25,000 sq ft of brand new premium office space conveniently located just a short stroll from Stockwell and Clapham North underground stations.

If I were you, I know what I would do...



I'd like to see my  
business in a new

**light**

Up to 25,000 sq ft of Grade A office accommodation is available from lower ground to the 5th floor, benefiting from excellent views and full height glazing.



I'd want my business located in Central London's most cost effective **location**

LUMA offers exceptional value in a zone 2 location, with fast connections to the City and the West End.



Clapham High Street Station  
National Rail Services

Nine Elms - Transformed,  
mixed-use area by 2025

Clapham North Underground  
Northern Line

Battersea Power Station  
Apple UK HQ



Sainsbury's  
US & Dutch  
Embassies

Stockwell Underground  
Victoria & Northern Lines

Battersea Park  
Studio

Battersea  
Park

Larkhall  
Park

New Covent Garden Flower  
Market - 3000 homes &  
235,000 sq ft commercial

One  
Embassy  
Gardens

Vauxhall Underground  
Victoria Line & Overground

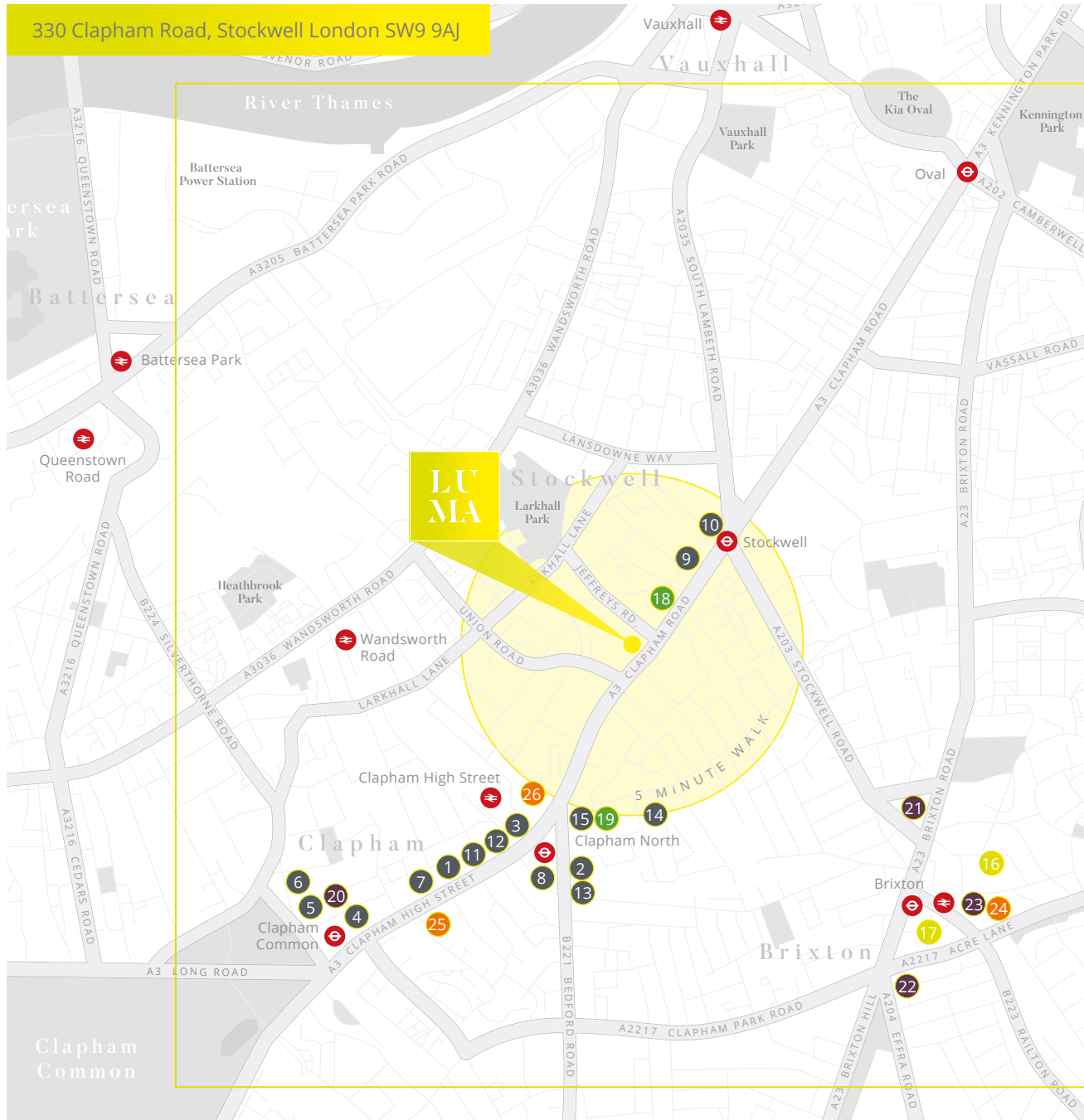


# I'd want a base with a buzz

Just a few minutes' walk away, Clapham North offers a buzzing array of independent cafés, bars and restaurants, as well as boutique shops and gyms. Continue a little further on to Clapham Common for even more choice, or hop one stop on the tube from Stockwell to Brixton and explore the culinary delights and nightlife at renowned Brixton Market.



330 Clapham Road, Stockwell London SW9 9AJ



I need a location  
where the nine  
to five feels  
**alive**

**Cafes & Restaurants**

- 01 Mommi
- 02 Red Dog Saloon
- 03 Tsunami
- 04 Be at One
- 05 Madeleine
- 06 No 32 Old Town
- 07 Gourmet Burger Kitchen
- 08 Fu Manchu
- 09 Costa Coffee
- 10 Jack's
- 11 Adventure Bar
- 12 Cellar SW4
- 13 The Falcon
- 14 The Landor
- 15 The Clapham North

**Food markets**

- 16 Pop Brixton
- 17 Brixton Market

**Groceries**

- 18 Sainsbury's Local
- 19 Avocado Leaf

**Entertainment**

- 20 Clapham Picture House
- 21 Brixton Academy
- 22 Ritzy Cinema
- 23 Brixton Beach

**Fitness**

- 24 Fierce Grace
- 25 Soho Gyms
- 26 Hot Power Yoga



# I'd choose the real deal over a meal **deal**

With a choice of enticing eateries on the doorstep, you'll be glad to know there are also plenty of leisure amenities in the area. You'll find multiple gyms and fitness studios within a 5 minute walk as well as the expansive greenery of Clapham Common.



*No. 32 The Old Town – bar and restaurant*



*Cellar SW4 – Wine bar*



*Fu Manchu – Sushi and cocktail bar*



*Brixton Market – Food and drinks venues*



*Larkhall Park – 500m from LUMA*



*Jacks – Coffee and gelato*



*MOMMI – Japanese x Latino Restaurant*



*Red Dog South – Brewery and BBQ shack*





Federation Coffee - café



Picturehouse - cinema



Soho Gyms - gym



The Blues Kitchen - live music, bar and restaurant



POP Brixton - market, food trucks and event venue



The Falcon Garden - pub and beer garden



The Railway Tavern - pub

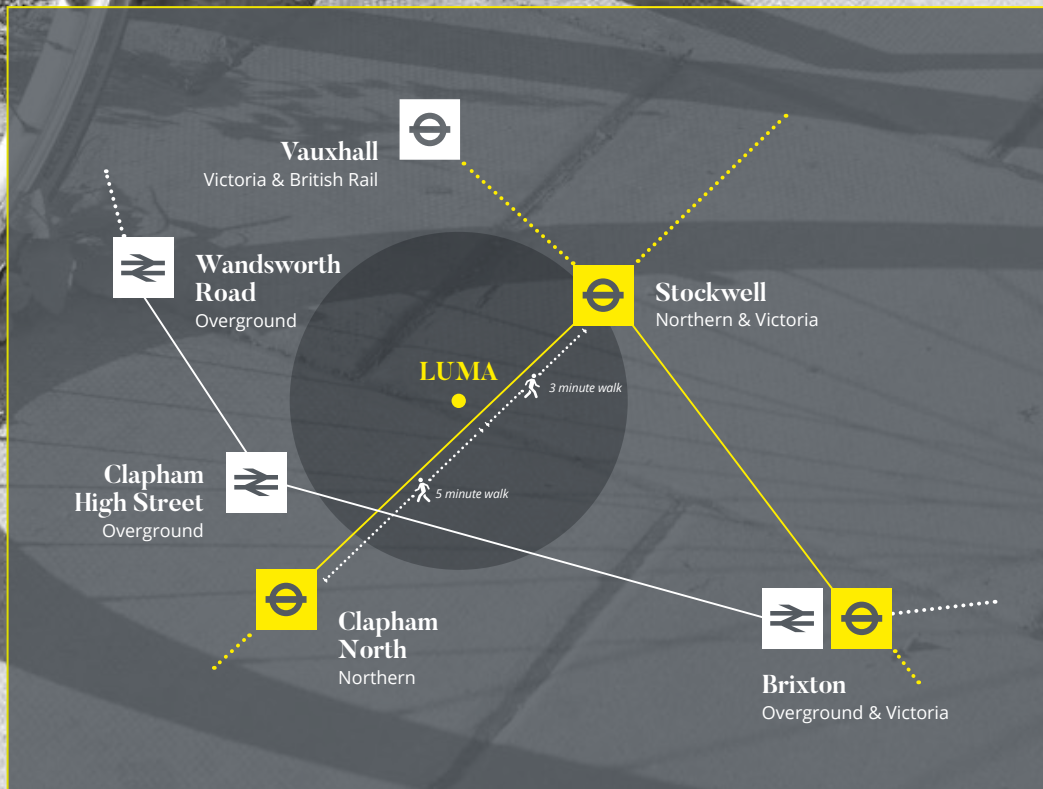


Adventure Bar - cocktail bar



# I'd expect to be well connected

Connections at LUMA are exceptional with the Victoria, both Northern lines, the Overground and National Rail within a 5 minute walk. The building is also situated on the CS7 cycle super highway, the 50, 88, 155 bus routes and benefits from two Santander cycle stands just metres away.



## Tube (walking distance)



|                     |         |
|---------------------|---------|
| Stockwell           | 3 mins  |
| Clapham North       | 5 mins  |
| Clapham High Street | 10 mins |

## Cycle



|                  |         |
|------------------|---------|
| Brixton          | 5 mins  |
| Vauxhall Station | 6 mins  |
| Waterloo Station | 15 mins |
| West End         | 26 mins |

## Rail



|               |         |
|---------------|---------|
| Brixton       | 2 mins  |
| Vauxhall      | 2 mins  |
| Waterloo      | 8 mins  |
| London Bridge | 9 mins  |
| Kings Cross   | 14 mins |

# I'd expect the spec to exceed my expectations

## Schedule of Areas

### Office Space

|                                    |                     |                   |
|------------------------------------|---------------------|-------------------|
| 5 <sup>th</sup> Floor <sup>†</sup> | 2,201 sq ft         | 204 sq m          |
| 4 <sup>th</sup> Floor <sup>†</sup> | 3,241 sq ft         | 301 sq m          |
| 3 <sup>rd</sup> Floor              | 3,443 sq ft         | 320 sq m          |
| 2 <sup>nd</sup> Floor              | 3,443 sq ft         | 320 sq m          |
| 1 <sup>st</sup> Floor              | 3,461 sq ft         | 322 sq m          |
| Ground*                            | 4,823 sq ft         | 447 sq m          |
| Basement**                         | 4,853 sq ft         | 451 sq m          |
| <b>Total</b>                       | <b>25,465 sq ft</b> | <b>2,365 sq m</b> |

\* Of this area 3,806 sq ft could be retail.

\*\* Of this area 2,604 sq ft could be retail.

<sup>†</sup> Terraces in addition.



Concierge  
Reception Service



Metal Tiled  
Suspended Ceiling



1:10 sq m Occupation  
Density



2 x 13 Person  
Passenger Lifts



Equality Act  
Compliant



Full Height  
Glazed Façades



VRF Air  
Conditioning



WCs on  
all Floors



Secure Bicycle  
Storage



LED  
Lighting



Breeam  
'Excellent'



Full Raised  
Access Flooring



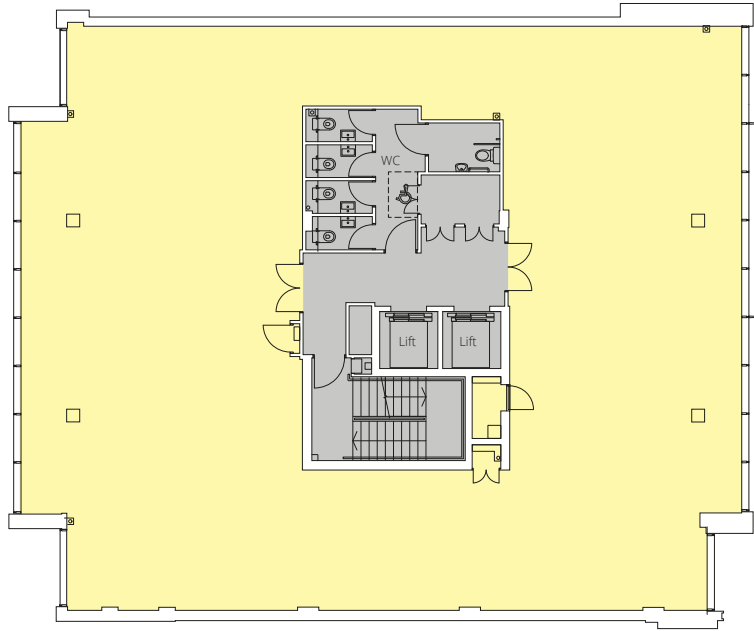
Shower and  
Locker Facilities



# 1st – 3rd Floor

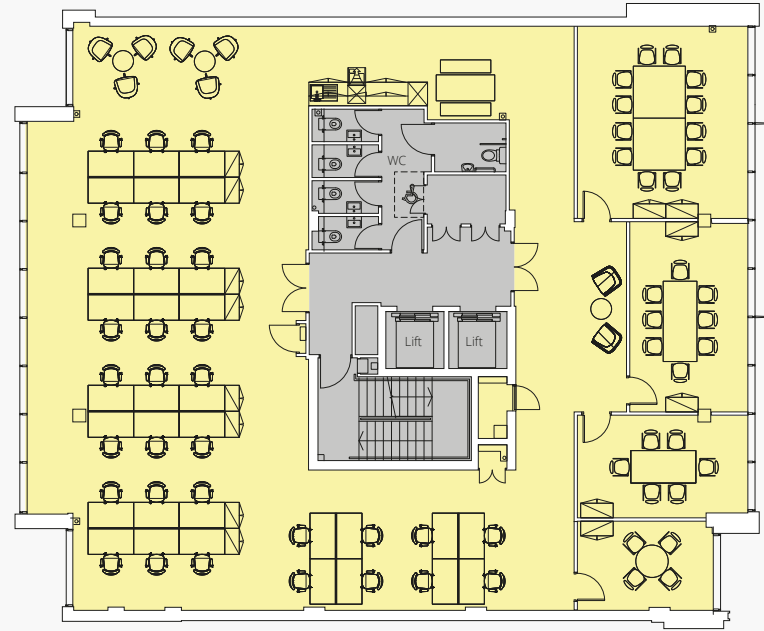
## Floor Plan

3,443 sq ft    320 sq m



## Space Plan

3,443 sq ft    320 sq m



|            |       |                 |
|------------|-------|-----------------|
| 5th Office |       |                 |
| 4th Office |       | Residential     |
| 3rd Office |       | Residential     |
| 2nd Office |       | Residential     |
| 1st Office |       | Residential     |
| G Office   |       | Office / Retail |
| LG Office  | Plant |                 |

# I know what I would do. How about you?

For further information or to arrange a viewing please contact:



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## LUMA-CLAPHAM.CO.UK

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