

1 LANDOR ROAD, CLAPHAM, LONDON, SW9 9RX OFFICES OPPOSITE CLAPHAM NORTH STATION TO LET



RENT : £18,750 PER ANNUM EXCLUSIVE

Location

The property is located on Landor Road directly opposite Clapham North Underground station (Northern Line, Zone 2), which provides regular services into Waterloo and Charing Cross. Clapham High Street Railway station is located 200 metres away providing services into Clapham Junction, Highbury, Victoria and London Bridge. There is a vibrant selection of shops, cafés, restaurants and bars within walking distance on Clapham High Street with the area well served by local bus routes.

Description

The property is situated on the ground floor of a mixed use building arranged as an open plan office with a separate partitioned office room, kitchen and WC. The premises are accessed via voice entry and fitted with gas central heating and security alarm system.

Accommodation

Floor	Net Internal Area
Ground Floor	69.13 sq. m. (744 sq. ft.)

Terms

The property is to be let on a new full repairing and insuring lease for a maximum term of 5 years and will be contracted outside of the Landlord and Tenant Act 1954.

Planning

We understand the property may be used for B1 offices. However, the ingoing tenant must make their own enquiries of the planning authority to ensure that the proposed use is permissible prior to entering into any form of contract.

VAT & Legal Costs

Please note that VAT is chargeable. Each party to pay their own legal fees.

Business Rates

The property is entered in the 2017 rating list with a rateable value of £12,750. Interested parties should contact the local authority to confirm the rates payable.

EPC

An EPC has been commissioned.

Also at:

Croydon
East Dulwich

Viewing

Strictly by prior arrangement with sole agents Hindwoods
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CG5626

"You should be aware that the Code for Leasing Business Premises strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.leasingbusinesspremises.co.uk".

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