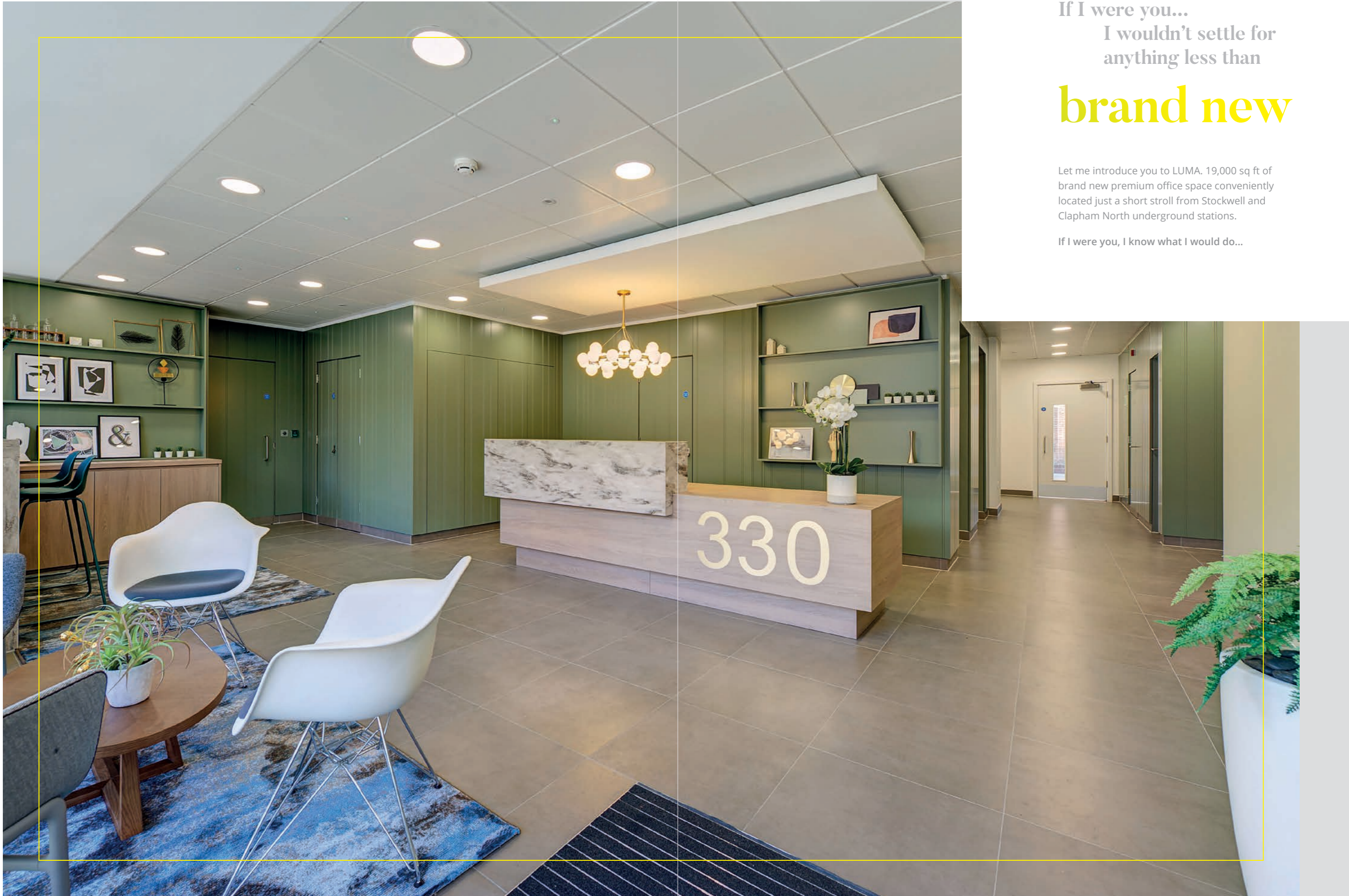


LU
MA

BRAND NEW 19,000 SQ FT
GRADE A OFFICE



330 CLAPHAM ROAD • SW9



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

Let me introduce you to LUMA. 19,000 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 19,000 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
Overground

Nine Elms - Transformed,
mixed-use area by 2025

Clapham North
Underground Northern Line

Battersea Park
Studio

Battersea
Park

Battersea Power Station
Apple UK HQ



Larkhall
Park

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

Sainsbury's

US & Dutch
Embassies

Stockwell Underground
Victoria & Northern Lines

One Embassy
Gardens

Vauxhall Underground
Victoria Line &
National Rail Services

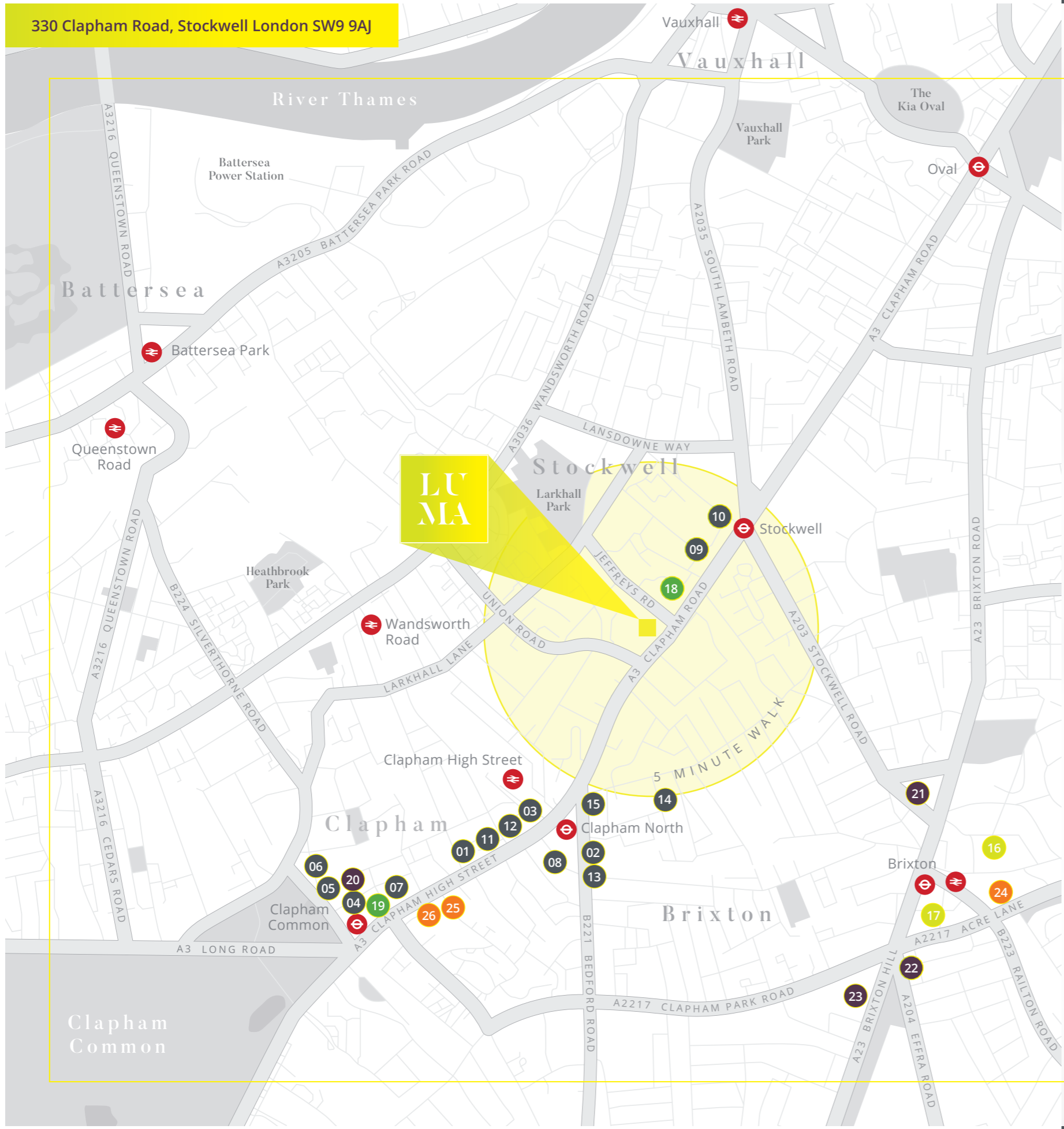
LUMA • New 19,000 sq ft Office HQ

330 Clapham Road SW9

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**

Cafés & Restaurants

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

Food markets

- 16 Pop Brixton
- 17 Brixton Market

Groceries

- 18 Sainsbury's Local
- 19 Iceland Foods

Entertainment

- 20 Clapham Picture House
- 21 02 Brixton Academy
- 22 Ritzy Cinema
- 23 Electric Brixton

Fitness

- 24 Fierce Grace
- 25 Soho Gyms
- 26 Fitness Fusions

LUMA • New 19,000 sq ft Office HQ

330 Clapham Road SW9



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



D Vine Cellars – Wine bar



Fu Manchu – Sushi and cocktail bar



Brixton Market – Food and drinks venues



Larkhall Park – 500m from LUMA



Jacks – Coffee and gelato



Federation Coffee - Café



Picturehouse – Cinema



The Railway Tavern - Pub



Adventure Bar - Cocktail bar



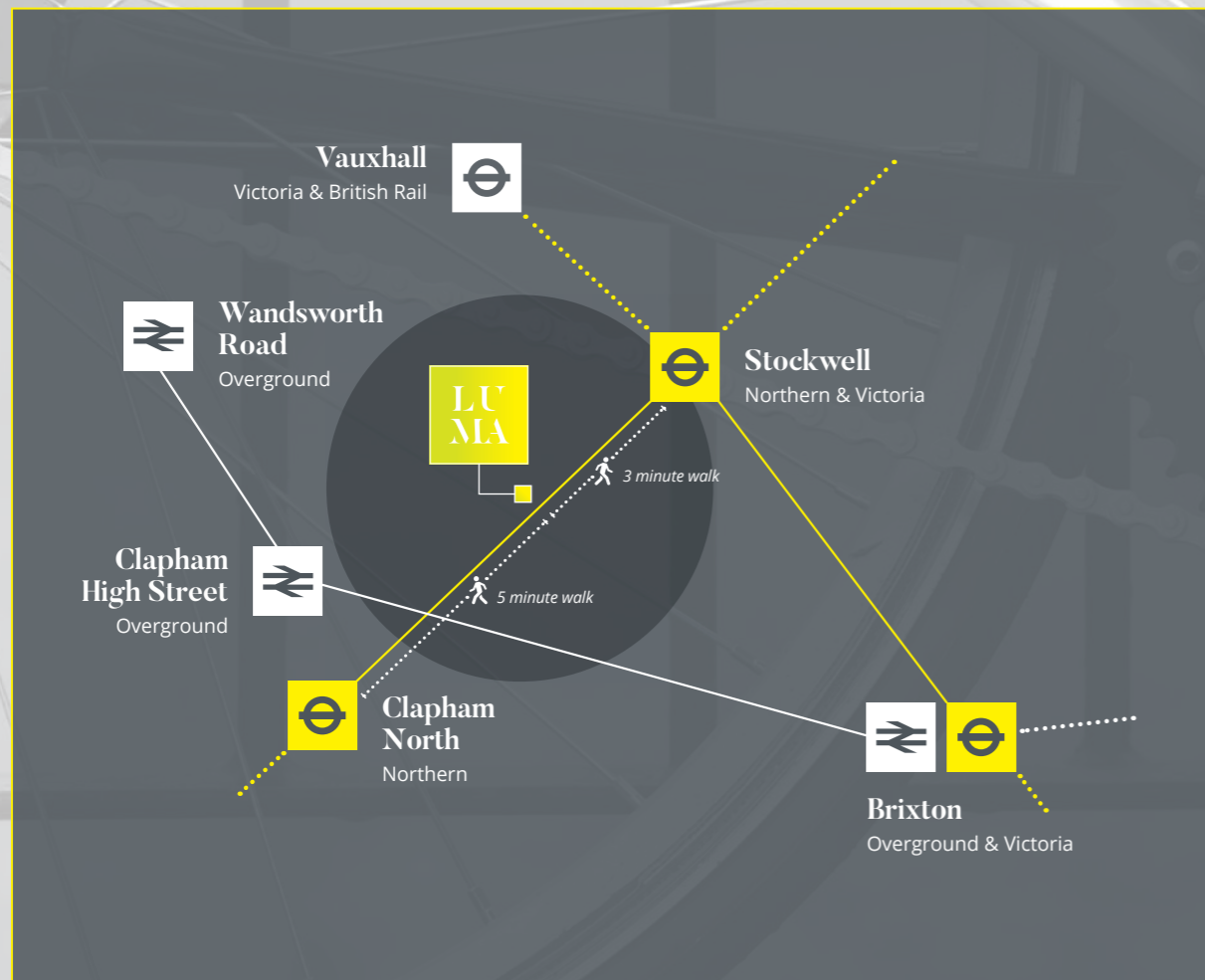
MOMMI – Japanese x Latino Restaurant



Red Dog South – Brewery and BBQ shack



POP Brixton - Market, food trucks and event venue



I'd expect to be well **connected**

Connections at LUMA are exceptional with the Victoria and both Northern lines within a five minute walk, and Overground and National Rail services within easy reach. 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 St	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
King's Cross	14 mins

I'd expect the spec to exceed my expectations

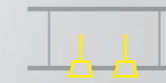
Schedule of Areas

Office Space		
5th Floor†	2,201 sq ft	204 sq m
4th Floor†	3,241 sq ft	301 sq m
3rd Floor	3,443 sq ft	320 sq m
2nd Floor	3,443 sq ft	320 sq m
1st Floor	3,461 sq ft	322 sq m
Ground	1,017 sq ft	94 sq m
Basement	2,249 sq ft	209 sq m
Total	19,055 sq ft	1,770 sq m

† 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



Full Raised Access Flooring



Secure Bicycle Storage



LED Lighting



Breeam 'Excellent'



WCs on all Floors

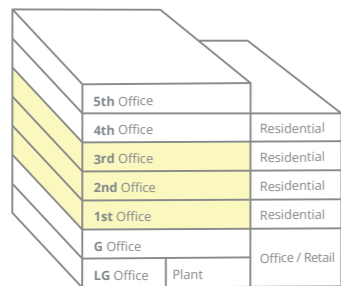
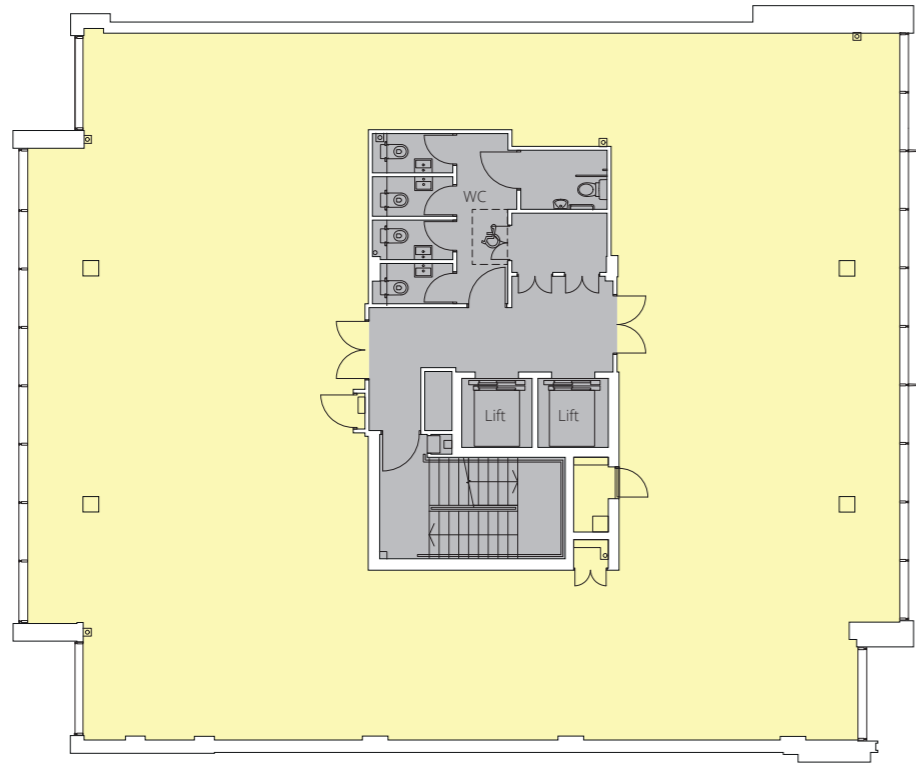


Shower and Locker Facilities

1st - 3rd Floor Plan

Typical Floor Plan

NIA: 3,443 sq ft 320 sq m

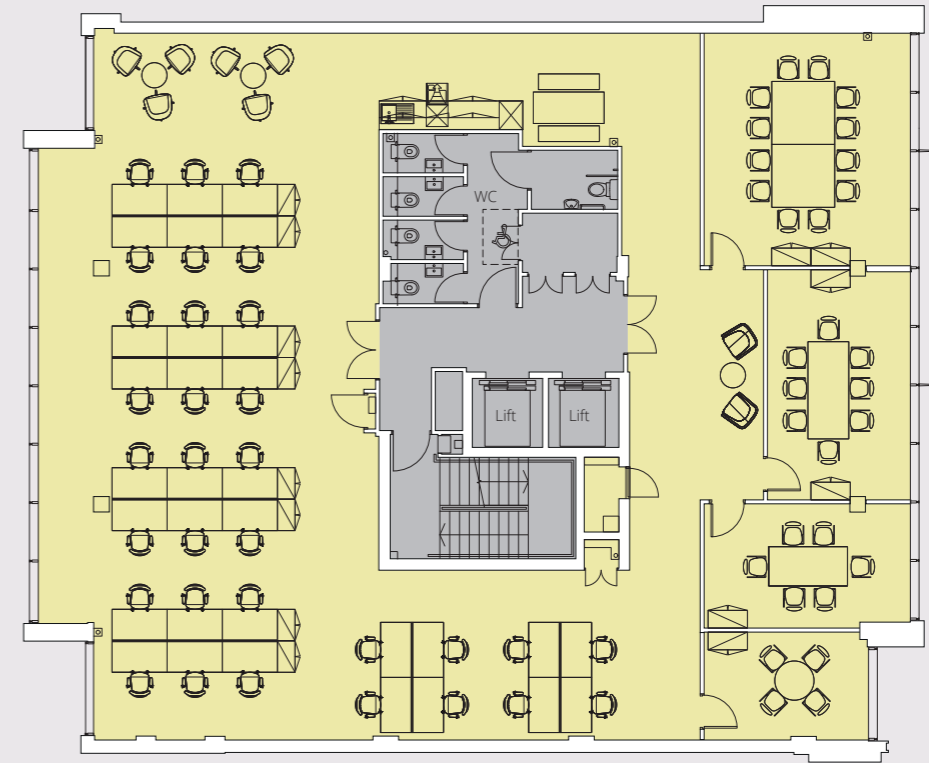


Office Space Core Areas

1st - 3rd Space Plan

Typical Space Plan

Reception:	x 1	Breakout spaces:	x 2
Open plan desks:	x 32	Kitchenette:	x 1
4/6 person meeting rooms:	x 2	Coffee breakout spaces:	x 1
8/12 person meeting rooms:	x 2		



Office Space Core Areas

I know what I would do. How about you?

For further information or to arrange a viewing please contact:



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Owned by:



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