FOR SALE

TWO B1 OFFICE UNITS IN MIXED USE BUILDING LOCATED CLOSE TO STOCKWELL STATION

BLOCK C, SINGER MEWS, 4-14 UNION ROAD, LONDON, SW4 6JW
1,852 SQ. FT & 2,423 SQ. FT (172 SQ. M & 225.10 SQ. M) APPROX.

LOCATION

The premises are located on the north side of Union Road at its junction with Clapham Road and in the heart of Lambeth. This is a mixed commercial and residential location with restaurants, bars and shops in the immediate vicinity.

The property benefits from excellent transport links being almost equal distance between Stockwell (Northern & Victoria Lines) and Clapham North (Northern Line) Underground Stations. Numerous bus routes pass along Clapham Road (A3) providing good access into the City and West End.

DESCRIPTION

Comprising two units both arranged over lower ground, ground and first floors. The units are being offered for sale in shell and core condition with glazing installed.

ACCOMMODATION

We understand that the net internal area of the units are as follows:

UNIT C10	SQ. FT	SQ. M
First Floor	434	40.32
Ground Floor	900	83.61
Lower Ground	518	48.12
TOTAL	1,852	172
UNIT C11	SQ. FT	SQ. M
First Floor	1,345	124.95
Ground Floor	600	55.74
Lower Ground	478	44.40
TOTAL	2,423	255

The units can be offered individually or together

TENURE

The units are being sold by way of new 250-year leases subject to a ground rent of £300 per annum per unit doubling every 25 years.

SALE PRICE

UNIT	SALE PRICE
C10	£750,000
C11	£970,000

The above sale prices are subject to contract. VAT is payable on the purchase prices.

BUSINESS RATES

All interested parties are advised to confirm the current rates payable with the Local Authority.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by appointment with sole agents:

Currell Commercial Ltd.

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