



Arch 638
19 Lendal Terrace
Clapham
London
SW4 7UX



TO LET

B1(c), B2 & /B8 – Just off Clapham High Street
1,804 sq ft (167.6 sq m)



Location

The property is situated on Lendal Terrace, which connects to the northern end of Clapham High Street (A3) and is in close proximity to both Clapham North Underground and Clapham High Street Overground stations. The arch is one of nine arches along Lendal Terrace which currently house a mix of uses including B1, B2, B8, and A3/A4.

Clapham is a popular location in South London with an affluent population. The area hosts visitors from all over London, attracted by the Common and the large offering of cafes, restaurants, bars and clubs. Clapham also now benefits from the night tube.

Description

The arch has a roller shutter door and separate pedestrian entrance, both opening on to Lendal Terrace. The arch has a concrete floor, a water supply, three phase power and WC facilities.

Floor Areas

	Sq ft	(m ²)
Ground Floor	1, 804	167.6

Rates

We understand through the VOA, the rateable value for the Arch is £17,500. The rates payable for 2017/18 equate to £8,155.00.

Terms

The Arch is available on a new lease for a term by agreement. Offers are invited in excess of **£45,000 per annum** exclusive, plus VAT. Subject to Contract.

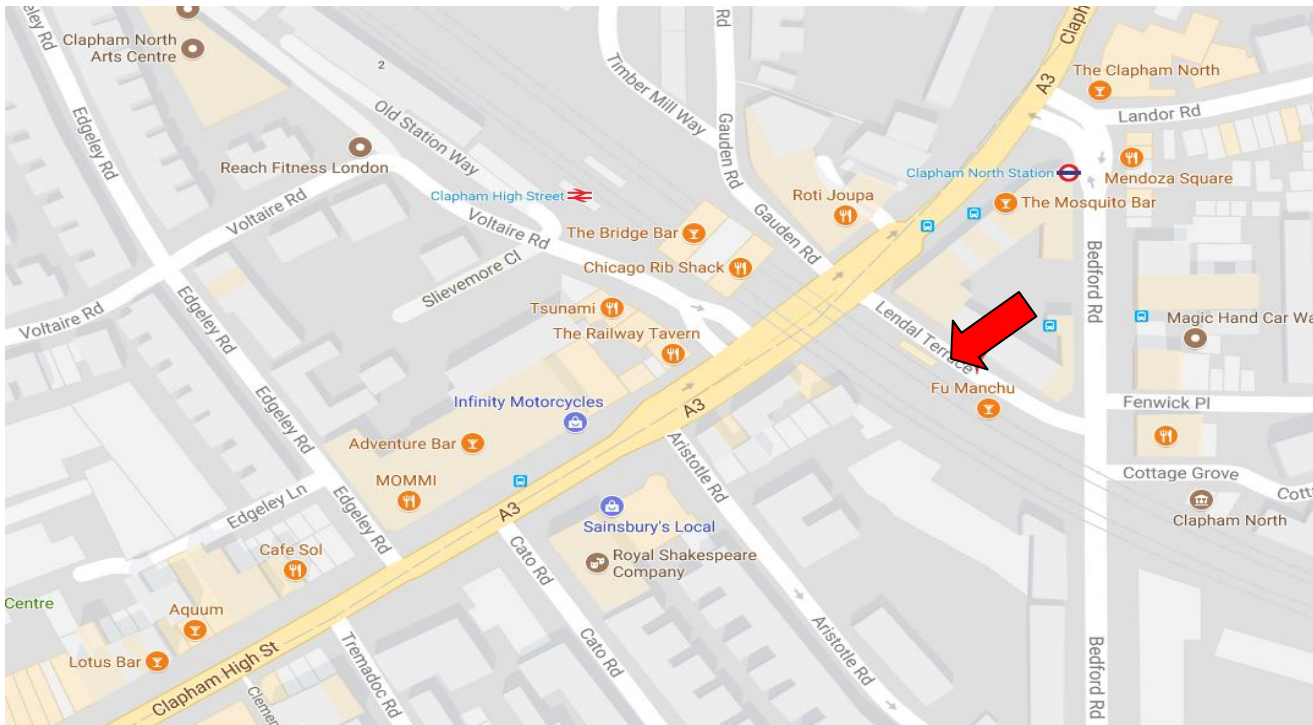
Legal Costs

Each party is to bear their own legal costs.

EPC

Energy

Performance



Grant Mills Wood, and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of either agent has any authority to make or give any representation or warranty whatsoever in relation to the property September 2017.

Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

Isabelle Porter: IsabelleP@grantmillswood.com

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