

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE • 13 CENTRAL HILL • LONDON SE19 1BG
TEL 020 8766 0123 • FAX 020 8761 6472

SECOND FLOOR OFFICES **TO LET**

PROVIDING A POPULAR SIZED SELF-CONTAINED OFFICE SUITE IN THE CENTRE OF CLAPHAM AVAILABLE UNDER A NEW LEASE

SECOND FLOOR,
151-153 CLAPHAM HIGH STREET, SW4 9SS

LOCATION

The property is situated at second floor level and with direct street access, via a communal staircase, to Clapham High Street itself. Clapham High Street is an extremely popular and reasonably affluent suburban location and the property is situated directly above D & A Opticians and close to a number of other multiples including a Sainsburys supermarket, a major Post Office and various banks including Abbey, Nationwide and NatWest. Transport links are good via tube stations at both Clapham North and Clapham South and there are innumerable bus routes that service the wider vicinity. The open spaces of Clapham Common are also within walking distance.



DESCRIPTION

The property comprises second floor offices within a 4 storey building with a shared staircase. The property has very good natural light from large windows front and back, internal kitchen and WC facilities, two wall mounted air conditioning units (not tested) and electric heating. The property is to be the subject of a general refurbishment to include new decorations and replacement carpets.

ACCOMMODATION

Office Space	64.56m ²	695 ft ² (approx)
Internal WC		
Kitchen	3.25m ²	35 ft ² (approx)

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order and would suit a variety of businesses.

RENT

An initial rent of **£10,000 (ten thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.