

Hooper

NAYLOR FRIEND

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CENTRALLY LOCATED CLAPHAM
COURTYARD OFFICES
TO LET

LOCATED ON THE GROUND FLOOR OF A NEW DEVELOPMENT AND PROVIDING UNUSUAL AND MODERN OFFICE ACCOMMODATION TO A GOOD SPECIFICATION AND AVAILABLE UNDER A NEW LEASE

MANOR WORKS, PRESCOTT PLACE,
CLAPHAM, SW4 6BS

LOCATION

The property is situated off Prescott Place which is a mixed commercial and residential road just off Clapham High Street in the centre of Clapham. The property is within short walking distance of Clapham High Street with numerous shopping and commercial facilities and there are good transport facilities provided by Clapham and Clapham North underground stations. Prescott Place itself is a mixed residential and commercial road containing a number of creative businesses.

DESCRIPTION

The property is situated to the rear of a courtyard in the refurbished Manor Works which has now been converted and generally renovated to provide a mixture of studio offices and residential. The property comprises an approximately horseshoe shaped building situated on the ground floor but with lower ground floor and mezzanine space providing unusual and flexible accommodation. The property is to have natural light from the courtyard via full height glazed doors and additional natural light provided by lightwells to the rear. The property will have newly installed WC and kitchenette facilities, suspended ceilings and will be finished to a good quality specification.

ACCOMMODATION

Total Offices 153.28 (1,650 ft²) (approx)
Internal WC and kitchenette facilities

Figures relating to accommodation are approximate and rounded down 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, but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£30,000 (thirty 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