

Hooper

NAYLOR FRIEND

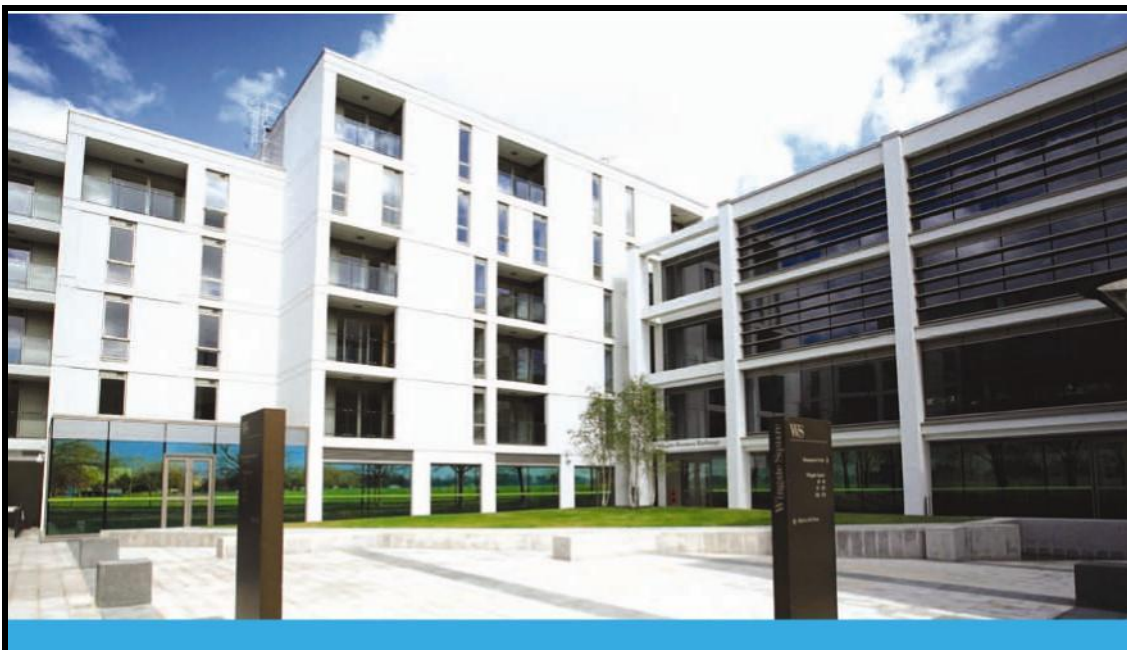
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BRAND NEW HIGH QUALITY
GROUND FLOOR OFFICE
985 SQ FT (91 SQ M) IN THE HEART
OF CLAPHAM OLD TOWN

63 WINGATE SQUARE
CLAPHAM LONDON SW4 0AF

LOCATION

The property is situated in Clapham Old Town and provides an ideal working environment with services and leisure activities on the doorstep. The office is part of Wingate Square a mixed use development of residential properties, shops and restaurants including Sainsbury Local and Del'Aziz.



DESCRIPTION

The property comprises a ground floor office in the award winning mixed use development of Wingate Square. Shops and restaurants including Sainsburys Local and Del'Aziz are located within the development. On-site cycle storage, access on site to the various classes of Yoga Haven and the nearby Virgin Active gym makes this site very attractive to those wishing to keep healthy and fit. Clapham Common is directly opposite. The office is located on the ground floor, has excellent natural light and views of the main square.



Excellent links to buses, trains and tube are nearby with Victoria 16 minutes away, Paddington 37 minutes and London Bridge 20 minutes.

SPECIFICATION

Tea point
High specification WC's
Use of Showers and Lockers
24 Hour Cameral Surveillance
On-Site Car Club
Bus-Bar and Grommets in Readiness for Tenant Fit-Out
Visitor Car Parking
Car Parking by separate arrangement
Suspended ceilings/raised floors
Heating and cooling system

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.

ACCOMMODATION

Total Space 91 sq metres (985 sq ft) (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

New FRI lease available for a term by arrangement.

RENT

Upon application.

V.A.T.

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

SUBJECT TO CONTRACT

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