



1/2 Taylors Yard Alderbrook Road Clapham South SW12 8AD

FIRST FLOOR COURTYARD OFFICES

Area: 1,568 FT² (146 M²)

Initial Rent: £39,500 PA



LOCATION
Excellent



TUBE
Clapham South



PARKING
1 space available



CYCLE RACKS
On-site



AVAILABILITY
Immediate



USE CONSENT
B1 office



OFFICE
Open-plan



MEETING ROOMS
Private



NATURAL LIGHT
Good



KITCHEN
Private



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Continued →
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LOCATION:

Taylors Yard is located in the popular Clapham South area of the London Borough of Wandsworth, situated west of the A24 Balham High Road and south of the outdoor spaces at Clapham Common.

The property benefits from excellent transport links being approximately 8 minutes walk from Clapham South Underground Station (Northern Line) and 15 minutes walk to Balham Station (National Rail - Southern) providing easy access in and out of London.

FLOOR AREA:

| PREMISES | AREA FT ² | AREA M ² |
|-------------|----------------------|---------------------|
| First Floor | 1,568 | 146 |
| TOTAL | 1,568 | 146 |

DESCRIPTION:

Attractive first floor offices located in private courtyard development, approximately 8 minutes walking distance from Clapham South Station and Clapham Common.

The available floor comprises approximately 1,568 sq.ft and is mostly open plan with the benefit of central heating, a pitched roof, private male and female WCs, kitchen, a meeting room and private office.

The premises are currently being refurbished.

LEASE:

Terms to be agreed.

VAT:

Not Applicable

SERVICE CHARGE:

£2,000 pa

RATES PAYABLE:

£14,500 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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