



11 - 12 Lion Yard Tremadoc Road Clapham SW4 7NQ

COURTYARD OFFICE | 2 PARKING SPACES

Area: 2,438 FT² (227 M²)

Price: £1,200,000



LOCATION
Clapham



PARKING
2 parking spaces



TUBE
Clapham North /
Common



TRAIN
Clapham High
Street



BUS
Excellent local
routes



OFFICE
B1 office



USE CONSENT
Other uses
considered



WORKSTATIONS
Up to 25 desks



NATURAL LIGHT
Good



KITCHEN
Private



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LOCATION:

Lion Yard is an attractive courtyard development comprising a number of office buildings.

Located off Tremadoc Road close to the junction with Clapham High Street. The available office is situated within walking distance of Clapham North and Clapham Common Underground Station (Northern Line).

Clapham High Street overground is similarly within close proximity to the property offering services from Clapham Junction to Highbury & Islington.

The immediate area is a diverse mixture of both residential and commercial properties including high street retailers such as; Sainsburys, Tescos, Gourmet Burger Kitchen, Café Nero, Megans and a number of multiple and independent retailers.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	675	63
Mezzanine (storage)	168	16
First Floor	836	78
Second Floor	759	71
TOTAL	2,438	227

DESCRIPTION:

The available office in Clapham extends to a total area of approximately 2,438 sq.ft. arranged over ground, first and second floors and is situated within the courtyard development off Tremadoc Road, close to the junction with Clapham High Street.

Two parking spaces available via arrangement.

Please note that the property falls within a Key Industrial Business Area (KIBA) and there is an Article 4 Direction which prevents a change of use to residential under Permitted Development rights.

TENURE:

Freehold

VAT:

Applicable

SERVICE CHARGE:

£7,314 pa including sinking fund.

RATES PAYABLE:

£32,130 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

Chris Jago

0207 801 9023
chris.jago@houstonlawrence.co.uk

George Rowling

0207 801 9027
george.rowling@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476
10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050
11 Alexandra Road
SW19 7JZ