



## The Plough Brewery Wandsworth Road Clapham Town SW8 3JX

GROUND FLOOR COMMERCIAL SPACE

Area: 797 FT<sup>2</sup> (74 M<sup>2</sup>)

Initial Rent: £27,895 PA



LOCATION  
Clapham



TUBE  
Clapham South



TRAIN  
Wandsworth Road



CYCLE RACKS  
On-site



OFFICE  
Class E



NATURAL LIGHT  
Good



AIR CONDITIONING  
Throughout



INTERNET  
High speed



KITCHEN  
Private



AVAILABILITY  
Currently being  
refurbished



[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)  
[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

Continued →  
→

## The Plough Brewery Wandsworth Road Clapham Town SW8 3JX

### LOCATION:

The Plough Brewery is situated on the north side of Wandsworth Road on the junction with Silverthorne Road, immediately opposite the junction with North Street.

With excellent transport links, Queenstown Road provides direct access to Vauxhall, Waterloo and Victoria via Clapham Junction. Wandsworth Road station (overground) is approximately 2-3 minutes walk way (1 stop from Clapham Junction).

Wandsworth Road is a main arterial route between Clapham Junction and Kennington and allows good access across the river to Kensington & Chelsea.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	797	74
TOTAL	797	74

### DESCRIPTION:

Ground Floor commercial space in Clapham extending to a total area of approximately 797 sq.ft. The space is currently being refurbished to provide bright, open plan and creative space for small - medium businesses.

We understand that the premises benefits from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

Flexible terms to be agreed.

### TENURE:

Terms to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

£4,968.00 pa.

### RATES PAYABLE:

Estimated at approx  
£10,300 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for  
their own legal costs.



### CONTACT:

**Sophie Cordery**

0207 924 4476

[sophie.cordery@houstonlawrence.co.uk](mailto:sophie.cordery@houstonlawrence.co.uk)

**Alex Lewis**

Lewis & Co

020 3940 5575

[alex@lewisco.co.uk](mailto:alex@lewisco.co.uk)

[www.houstonlawrence.co.uk](http://www.houstonlawrence.co.uk)

[info@houstonlawrence.co.uk](mailto:info@houstonlawrence.co.uk)

### OFFICES:

#### **WANDSWORTH**

0207 924 4476

10 Enterprise Way  
SW18 1FZ

#### **WIMBLEDON**

0208 947 5050

11 Alexandra Road  
SW19 7JZ