



## London House Prescott Place Clapham SW4 6BS

COMMERCIAL SPACE | CLAPHAM SW4

Area: 1,569 FT<sup>2</sup> (146 M<sup>2</sup>)

Initial Rent: £47,000 PA



LOCATION  
Clapham



TRAIN  
Clapham High Street



TUBE  
Northern Line



BUS  
Excellent links



CYCLE RACKS  
On-site



USE CONSENT  
Class E



AREA  
1,569 sq. ft.



WORKSTATIONS  
15-20 desks



AVAILABILITY  
Immediately



KITCHEN  
Private

## London House Prescott Place Clapham SW4 6BS

### LOCATION:

Prescott Place is situated in a popular residential and commercial area off Clapham High Street in South West London.

The available commercial space benefits from excellent transport links. Clapham Common and Clapham North (Norther line) are both within a short walk from the property. The area is well connected with a number of bus routes.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	1,569	146
TOTAL	1,569	146

### DESCRIPTION:

London House, Prescott Place SW4 comprises a number of office units configured over ground, first and second floor located off Clapham High Street.

The popular residential and commercial area benefits from excellent local restaurants, cafés and coffee spots - ideal for a lunch time break!

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.

Parking spaces may be available by separate arrangement (subject to availability).

### LEASE:

Flexible terms to be agreed.

### VAT:

Applicable

### SERVICE CHARGE:

Approx. £3.50 per sq.ft.

### RATES PAYABLE:

Approx. £12.50 per sq.ft.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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