



## Falcon Mews 46 Oakmead Road Balham SW12 9SJ

GROUND & FIRST FLOOR COMMERCIAL SPACE

PARKING AVAILABLE

Area: 2,645 FT<sup>2</sup> (246 M<sup>2</sup>)

Initial Rent: £49,500 PA



LOCATION  
Balham



TUBE  
Northern line



TRAIN  
Balham Station



PARKING  
On-site



CYCLE RACKS  
On-site



AVAILABILITY  
Early Q2 2021



USE CONSENT  
Class E



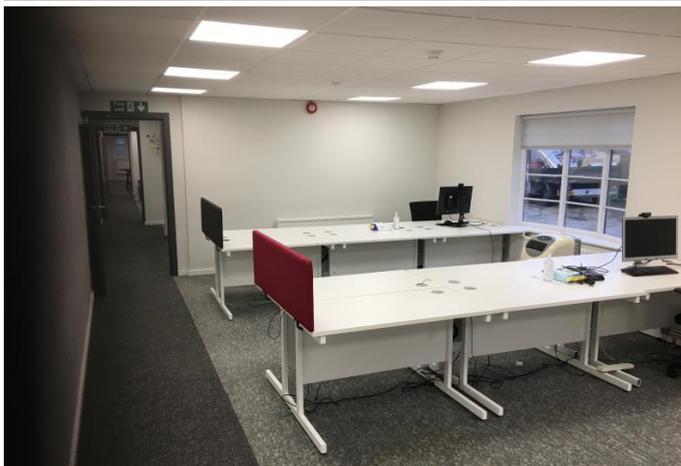
MEETING ROOMS  
Available



KITCHEN  
Breakout area



CAFÉ (S)  
Balham High Street



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### LOCATION:

Falcon Mews is located off Oakmead Road within the popular residential and commercial area of Balham and offers easy access to a number of excellent local takeaway coffee spots and restaurants, along with a mixture of high street and independent retailers. The nearby Hildreth Street is a popular pedestrianised area, known for its wide range of cafes and farmers market.

Balham offers excellent transport links via the overground linking directly to Clapham Junction and London Victoria. The Northern Line provides direct access towards Bank (20 minutes) and several bus routes serve the area - all within a short walk.

Falcon Mews also benefits from close proximity to public green open space, including Tooting Bec Common to the south and Clapham Common to the north.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	2,085	194
First Floor	560	52
TOTAL	2,645	246

<https://houstonlawrence.vertigocloud.co.uk/FalconMews-Balham.mp4>

### DESCRIPTION:

The available commercial space comprises a self-contained two storey building within a secure and gated mews, located just minutes' from Balham High Street and stations (overground and underground). The property is arranged as several large open plan office areas together with a couple of meeting rooms.

Four on-site parking spaces and cycle racks available.

We understand that the premises may benefit 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.

### LEASE:

New lease terms to be agreed.

### VAT:

N/A

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

£11,662 pa payable (20/21)

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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