



Polygon House Bromells Road Clapham SW4

GROUND FLOOR COMMERCIAL SPACE
Various Sizes Available



LOCATION
Clapham



TUBE
Northern Line



BUS
Excellent links



AVAILABILITY
Currently being refurbished



AREA
959 - 1,103 sq.ft.



CAFÉ (S)
Clapham Old Town



MEETING ROOMS
Private



SHOWERS
On-site



KITCHEN
Private



USE CONSENT
Class E



Polygon House Bromells Road Clapham SW4

LOCATION:

Situated off Clapham High Street, Bromells Road is a quiet one-way road, located between Venn Street and The Pavement - a popular and vibrant residential and commercial area.

Clapham Common station (Northern line) is less than a 2 minute walk - from where it's just 11 minutes to Waterloo or 15 minutes to Leicester Square.

Local occupiers include; Sainsburys Local, Waitrose, Gail's Bakery and Megan's - ideal for a lunch time break!

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²	RENT
Ground Floor	959	89	£36,500 pa.
First Floor	1,103	102	£42,000 pa.

DESCRIPTION:

Ground and first floor commercial space ranging in size from 959 - 1,103 sq.ft. available for immediate occupation.

Open-plan space, with a meeting room / private office along with a private kitchen area.

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.

TENURE:

Terms to be agreed.

VAT:

Applicable

SERVICE CHARGE:

£5.48 per sq.ft.

RATES PAYABLE:

Estimated at approx £9.00 per sq.ft. (2020-2021).

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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