



## North Street Mews R/O 93 - 99 North Street Clapham SW4 0HD

COMMERCIAL SPACE | TO BE REFURBISHED  
Various Sizes Available



LOCATION  
Clapham



TRAIN  
Wandsworth Road



TUBE  
Clapham Common



AREA  
290 - 2,000 sq.ft.



USE CONSENT  
Office / Light  
Industrial



RENT  
Upon application





## North Street Mews R/O 93 - 99 North Street Clapham SW4 0HD

### LOCATION:

The property is located at the junction of North Street Mews and The Wandsworth Road in the fashionable old town area of Clapham.

Wandsworth Road Station (BR) is approximately 6 minutes walk from the property offering services from Clapham Junction to Dalston Junction with a service to Battersea Park Station. The area is similarly connected to local bus links. Clapham Common underground station (Northern line) is approximately 10 minutes walk, providing direct access into the City and West End.

### DESCRIPTION:

Commercial units available ranging in size from 290 sq.ft. - 2,000 sq.ft.

Configured over ground floor with some first floor space.

The units will be refurbished to a specification to be agreed.

### TENURE:

Terms to be agreed.

### RATES PAYABLE:

Approx £12.50 per sq.ft.

### VAT:

Applicable.

### EPC:

Available upon request

### SERVICE CHARGE:

Upon application.

### LEGAL COSTS:

Each party responsible for their own legal costs.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>	RENT
Unit 1 & 2	1,399	130	Upon application
Unit 3	1,184	110	Upon application
Unit 4	1,428	133	Upon application
Unit 5	1,184	110	Upon application
Unit 6	958	89	Upon application
Unit 7	301	28	Upon application
Unit 8	245	23	Upon application
Unit 9	290	27	Upon application
Unit 10 & 12	689	64	Upon application
Unit 14 & 16	2,045	190	Upon application
Unit 17	291	27	Upon application
Unit 18	764	71	Upon application
Unit 19	1,453	135	Upon application
Unit 20	1,227	114	Upon application
Unit 21	1,140	106	Upon application

### CONTACT:

**Andrew Cordery**

0207 801 9021

[andrew.cordery@houstonlawrence.co.uk](mailto:andrew.cordery@houstonlawrence.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

MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.