



## Ground Floor, 53 Cavendish Road, SW12 0BL

To  
Let

1208  
Sq Ft

£36,000  
Per annum excl.

Uses Considered:  
B1 (Office)

### Description

The property comprises a modern office across the ground floor of this period property. High Ceilings, large bay windows, and a 1450 sqft communal garden make this property a truly nice place to work.

The main accommodation is split into two large rooms down the right hand side. At the rear you will find a meeting room, kitchen and private access onto the communal garden. We understand the property also has the benefit of 2 parking spaces.

The property is available by way of assignment of the existing lease, expiring in Nov 2022.

### Use Class

We understand the property currently has B1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£36,000 per annum exclusive

### Tenure

The property is available by way of an assignment of the existing lease. Current lease terms as follows:

Lease Start Date: ASAP  
Lease End Date: Nov 2022  
Next Rent Review: TBC  
Break Clause: None

### EPC

E

### VAT

TBC

### Local Authority

LB Lambeth

### Accommodation

	Sq M	Sq FT
Ground:	112.19	1208
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0

**Total (GIA): 112.19 1208**

### Rates

Rateable Value: £21,750  
Rates Payable (19/20): TBC pa\*

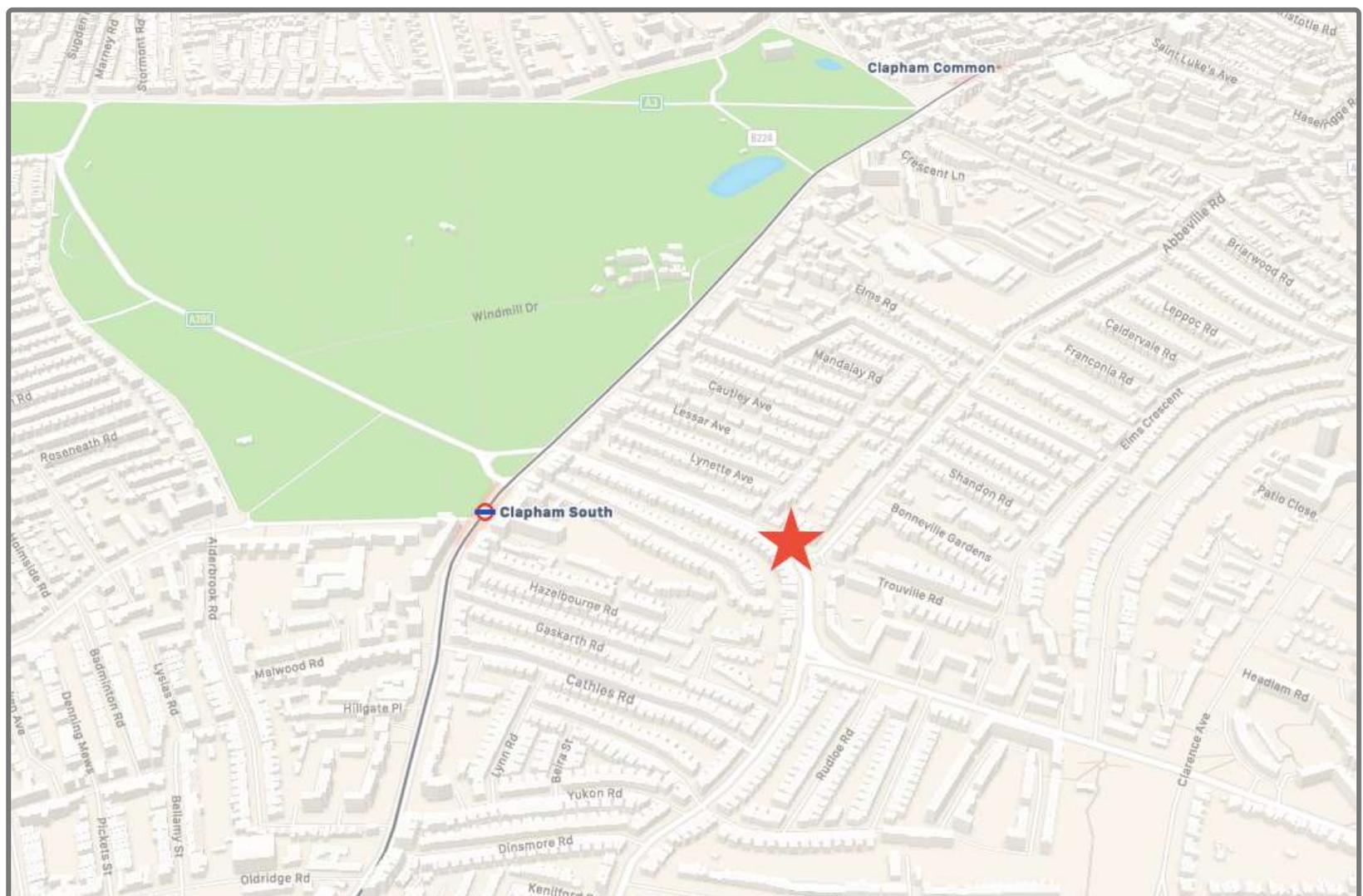
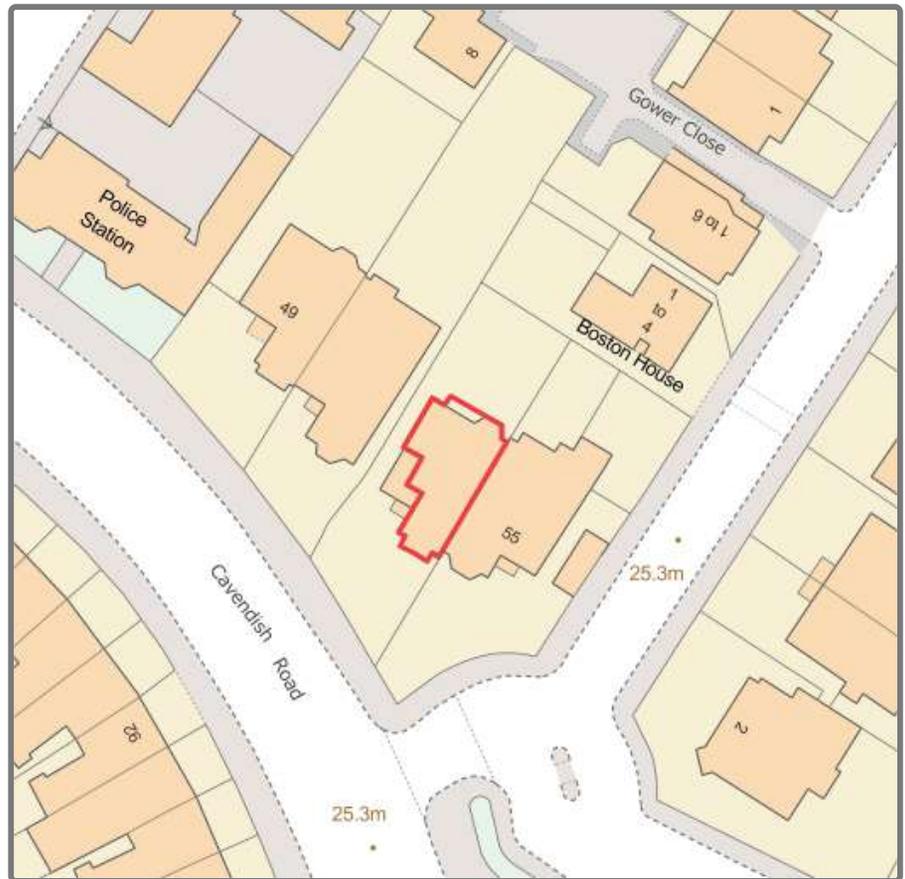
\*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

## Location

The property is situated on the North Side of Cavendish Road (A205) close to the junction with Abbeville Road in Clapham.

Clapham South Underground Station is a 5 minute walk away connecting you to the Northern Line and multiple bus routes run regularly along the road.

An affluent area and surrounded mostly by residential neighbourhoods; Clapham Common, Abbeville Village and Clapham South high street are all within 5 mins walk, offering an abundance of amenities.



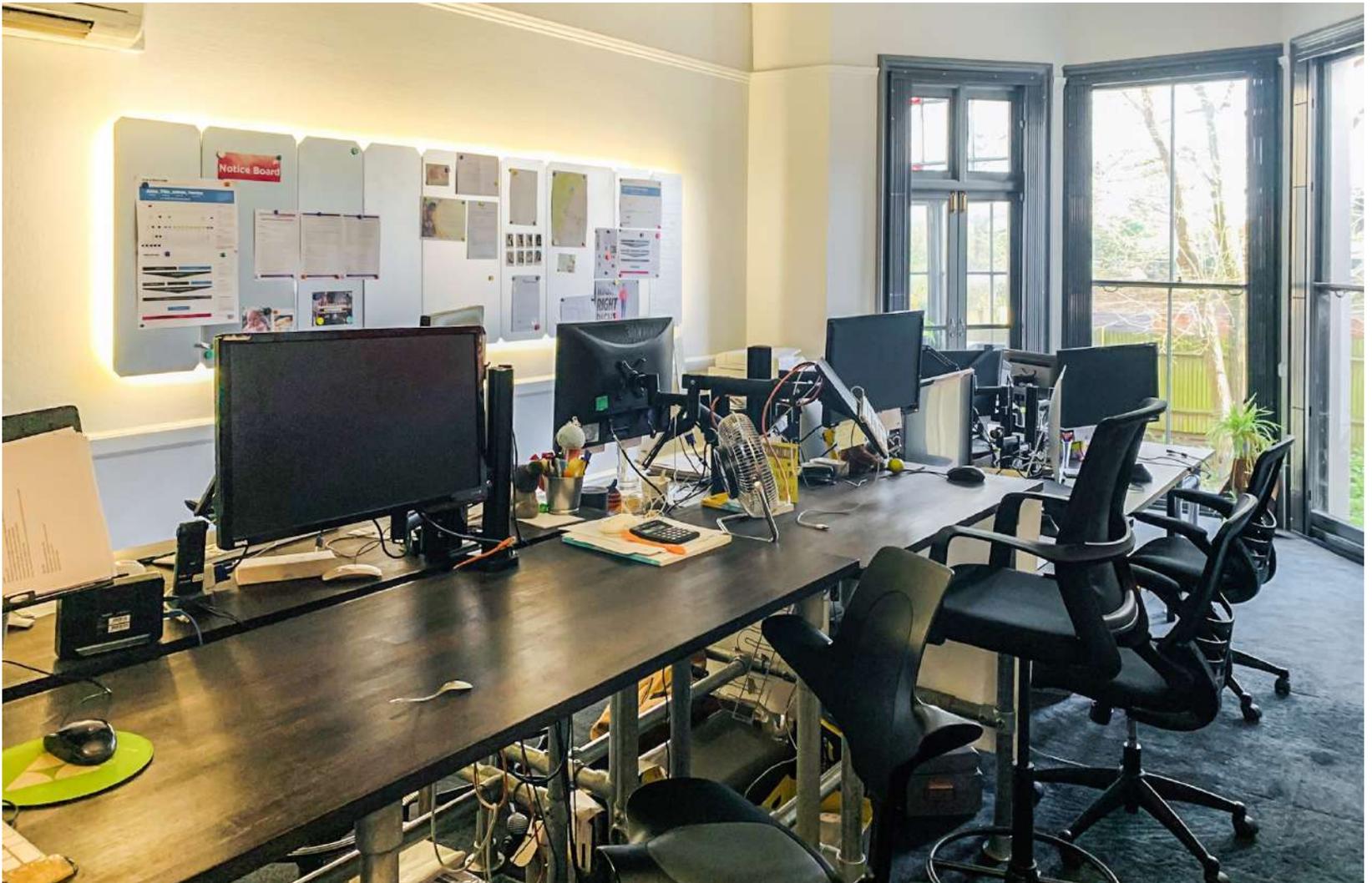
# Evans Pearson

Chartered Surveyors

Contact:

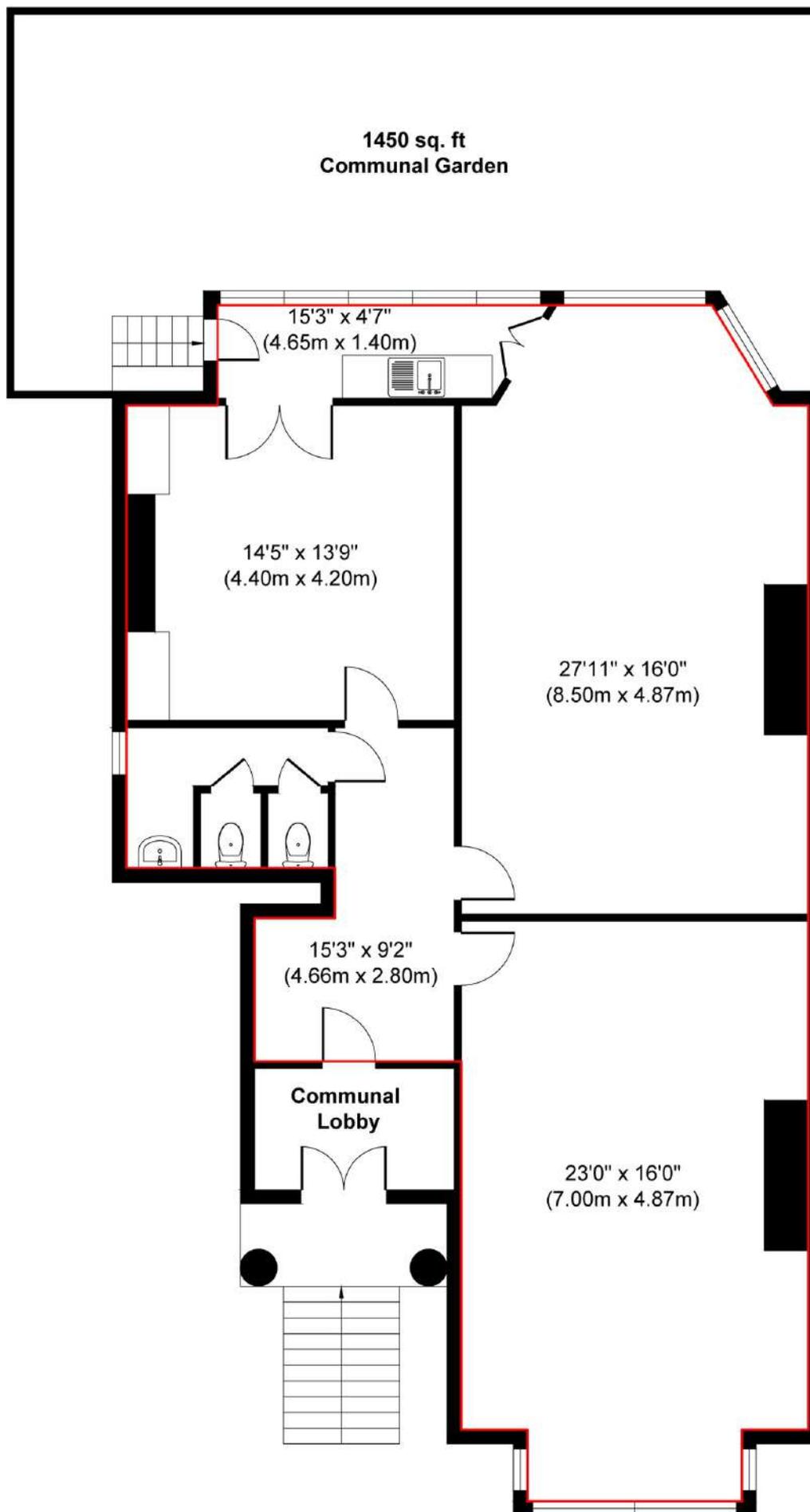
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

# 53 Cavendish Road



**Upper Ground Floor**  
**Approximate Floor Area**  
**1208 sq. ft**  
**(112.19 sq. m)**

***Evans Pearson***

Chartered Surveyors

**Approx. Gross Internal Floor Area 1208 sq. ft / 112.19 sq. m (Excluding Communal Lobby and Garden)**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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