



## Unit 1, 1-3 Bicycle Mews, London SW4 6FD

To  
Let

972  
Sq Ft

£26,000  
Per annum excl.

Uses Considered:  
A1, A2, B1, D1, D2, SG

### Description

The property comprises a ground floor shell and core office unit with capped services.

Tenant incentives are available by way of a rent-free period or fitout to be agreed.

### Rent

£26,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

### Accommodation

	Sq M	Sq FT
Ground:	90.27	972
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Outside:	0.00	0
<b>Total (GIA):</b>	<b>90.27</b>	<b>972</b>

### Rates

Rateable Value: £0  
Rates Payable (19/20): TBC pa\*

\*Rates Payable includes small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

### Use Class

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

EPC VAT Local Authority  
TBC TBC LB Lambeth

# Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc  
james@evanspearson.co.uk  
020 7819 2380

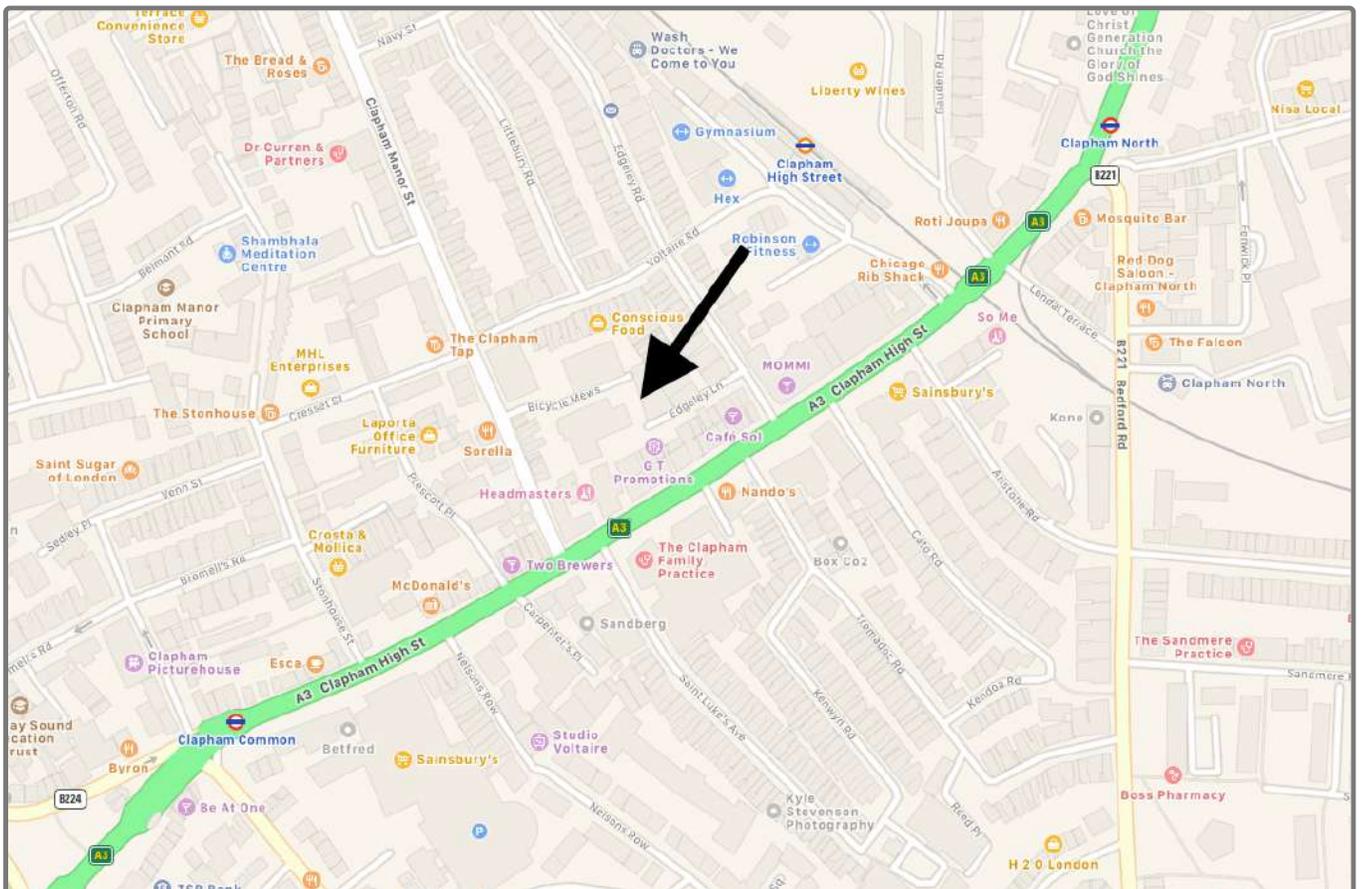
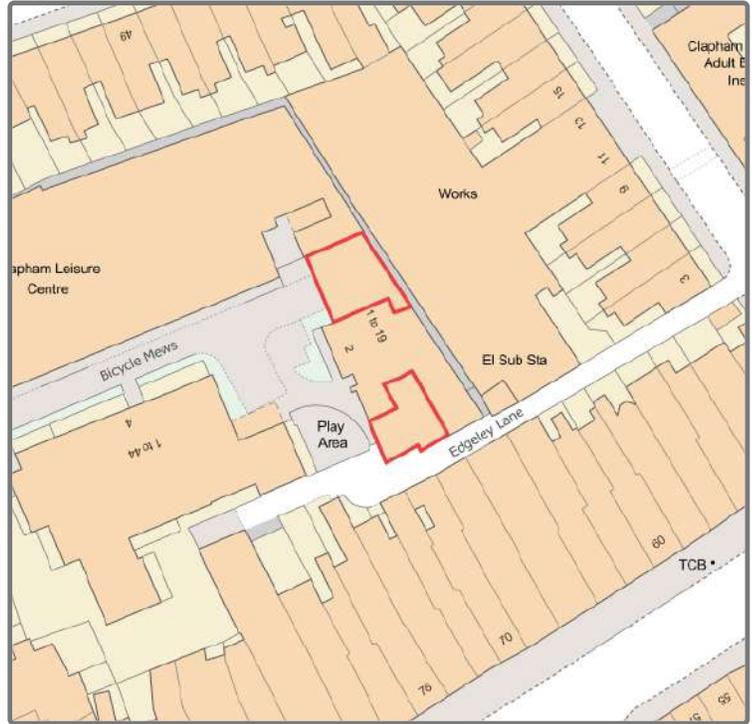
1 Princes Close  
Clapham Old Town  
London  
SW4 0LG  
Evanspearson.co.uk

## Location

The properties are located on the ground floor of a mixed use new build development adjacent to Clapham Leisure Centre on Clapham Manor Street. A minutes walk from Clapham High Street, the offices benefit from being close to local amenities, shops and transport links; whilst at the same time being set back in a quiet, private development.

You are equal walking distance (5 mins) to Clapham Common and Clapham North Underground Stations (Northern Line) and only 5 mins from Clapham High Street Station which services London Overground Line and Mainline services.

The location is well serviced by a number of bus routes along Clapham High Street and along the A3 Through Clapham Common.



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.

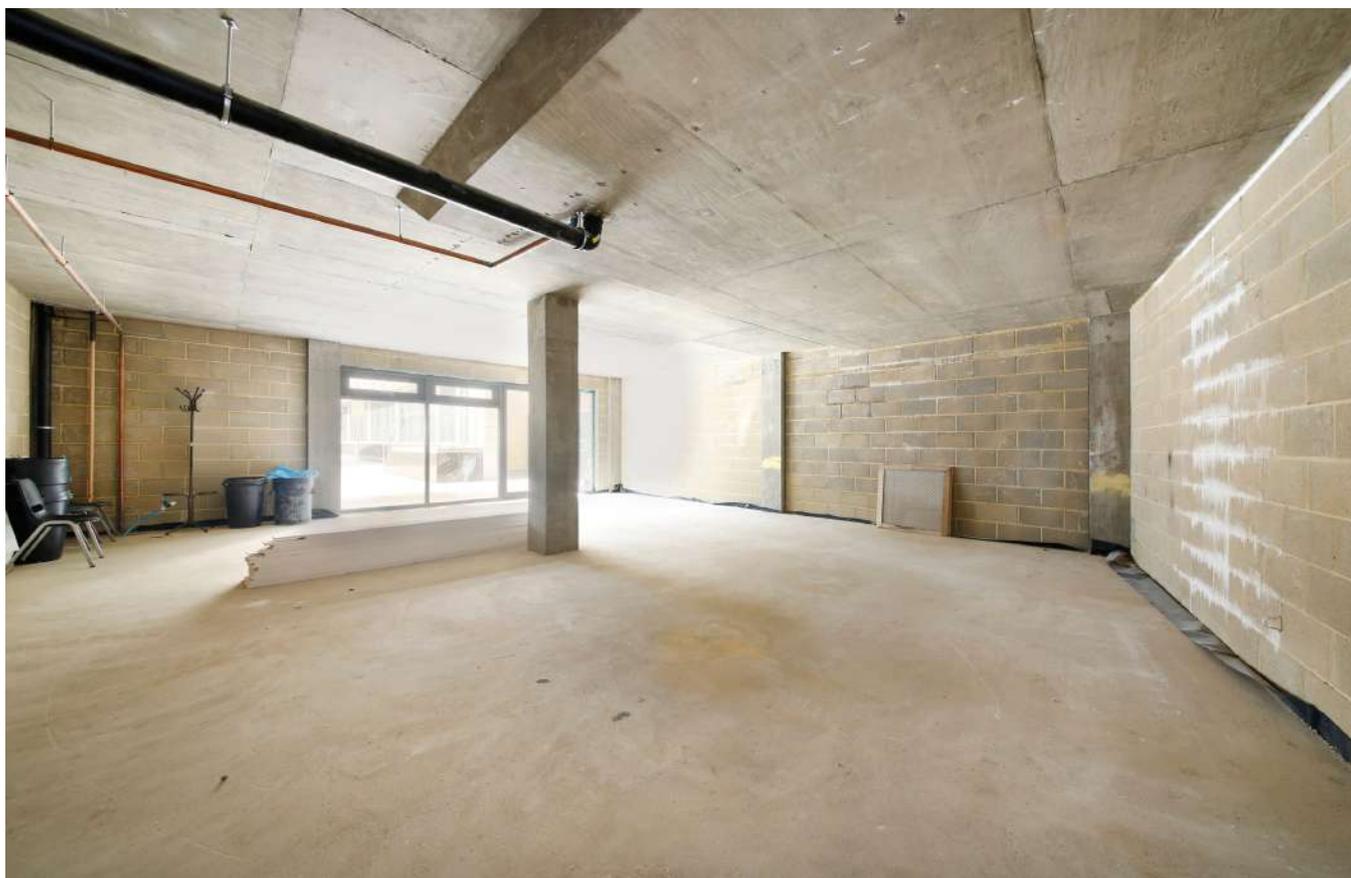
# *Evans Pearson*

Chartered Surveyors

Contact:

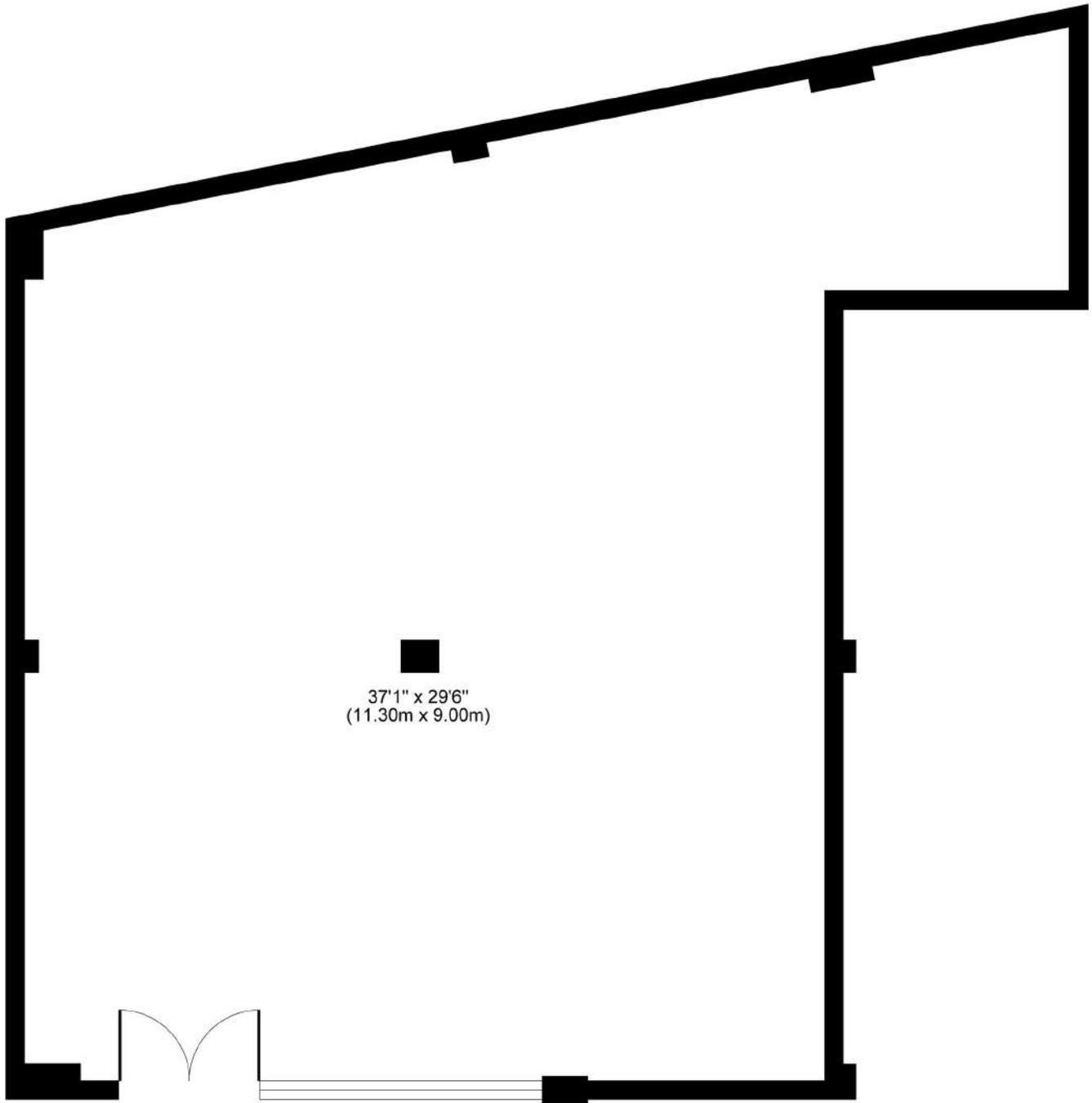
James Dyson BSc  
james@evanspearson.co.uk  
020 7819 2380

1 Princes Close  
Clapham Old Town  
London  
SW4 0LG  
Evanspearson.co.uk



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.

# Unit 1, Bicycle Mews, Clapham SW4



**Approximate Floor Area**  
972 sq. ft  
(90.27 sq. m)

**Evans Pearson**  
Chartered Surveyors

**Approx. Gross Internal Floor Area 972 sq. ft / 90.27 sq. m**

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



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.