



1st Floor Rear, 18-20 Bromells Road, SW4 0BG

TO
LET

1103
Sq Ft

£42,000
Per annum excl.

Uses Considered:
E

Description

NEWLY REFURBISHED - More pictures and virtual tour coming soon.

The property comprises a first floor office unit within this converted warehouse style office building.

Arranged entirely open plan, there is currently a kitchenette and storage tucked away conveniently to one side. The property has the benefit of Air Conditioning and Gas Central Heating.

There are 2 WC's available on the 1st floor, also fully refurbished.

Use Class

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

Rent

£42,000 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: Mar-23
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

TBC

VAT

TBC

Local Authority

LB Lambeth

LTA 1954

Outside

Uses Considered:
E

Accommodation

	Sq M	Sq FT
Ground:	0.00	0
Basement:	0.00	0
First:	102.47	1103
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	102.47	1103

Floor Plan Available

Rates

Rateable Value: £21,250
Rates Payable (19/20): £10,603 pa*

Utilities

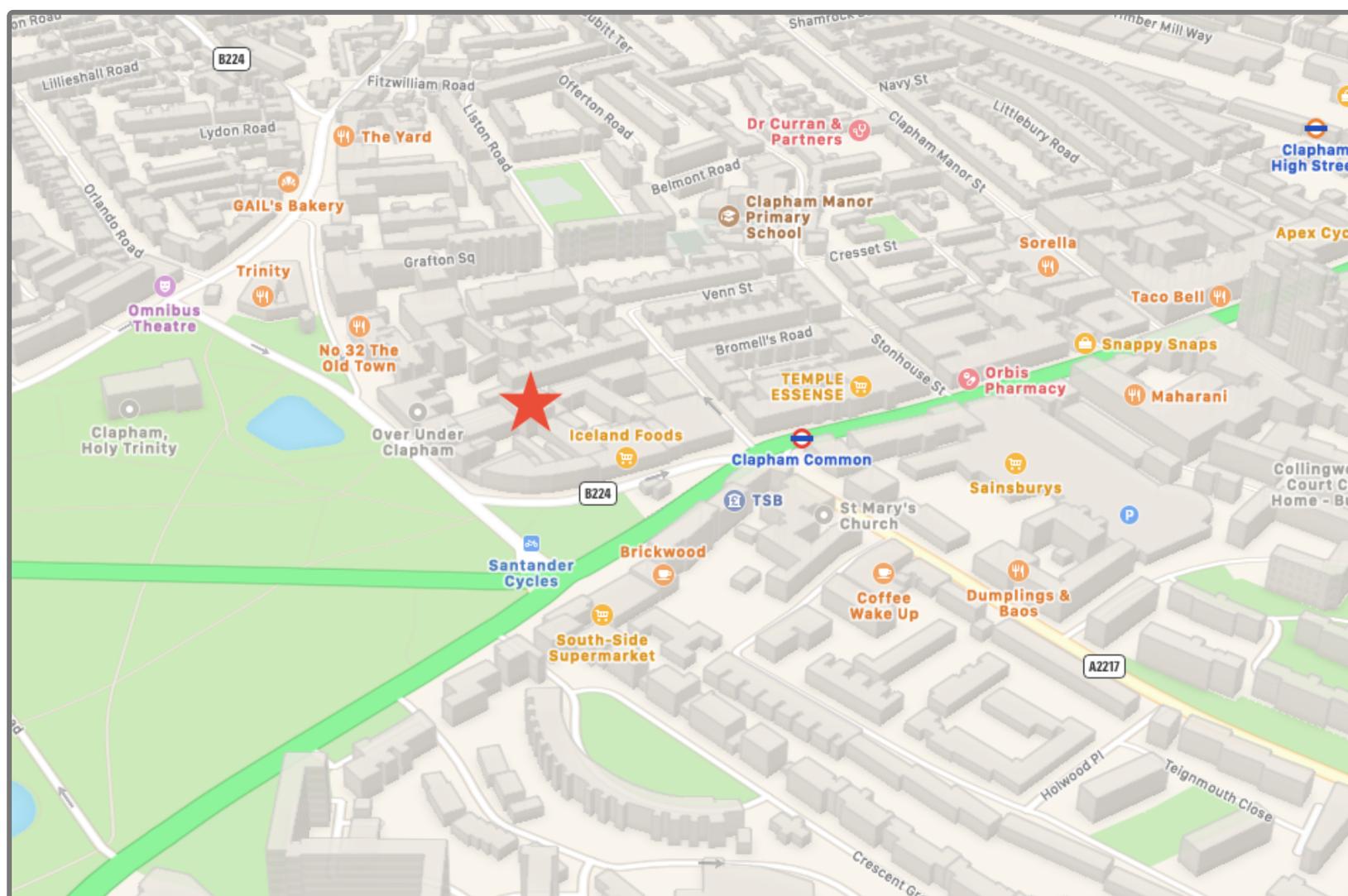
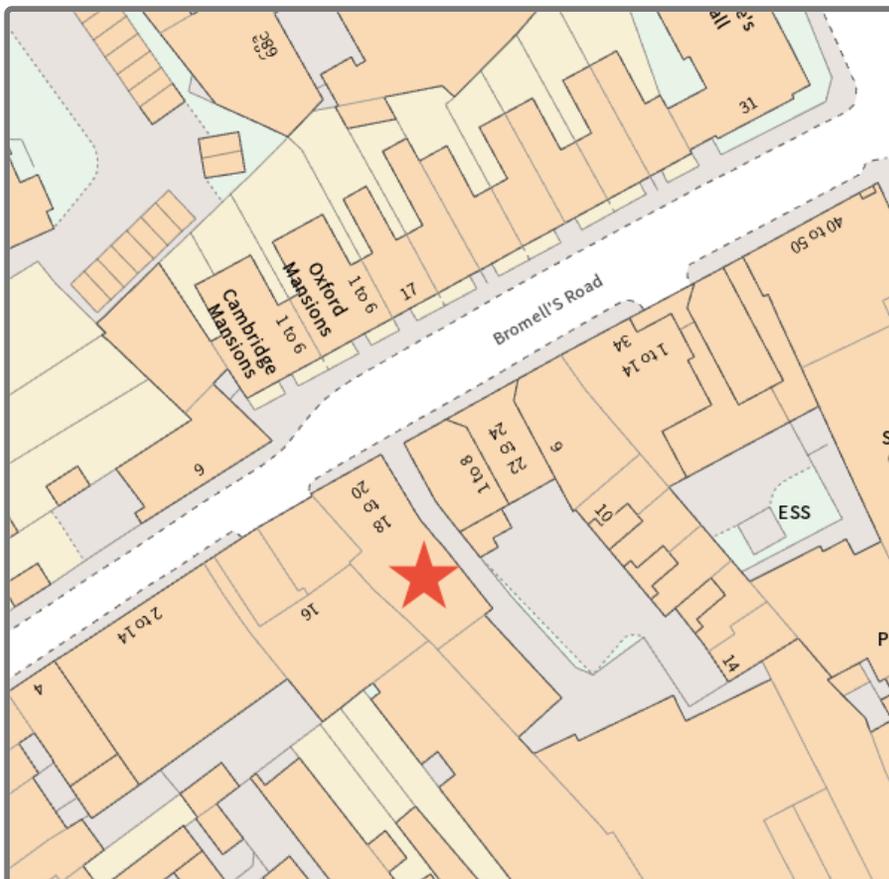
Single Phase.

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

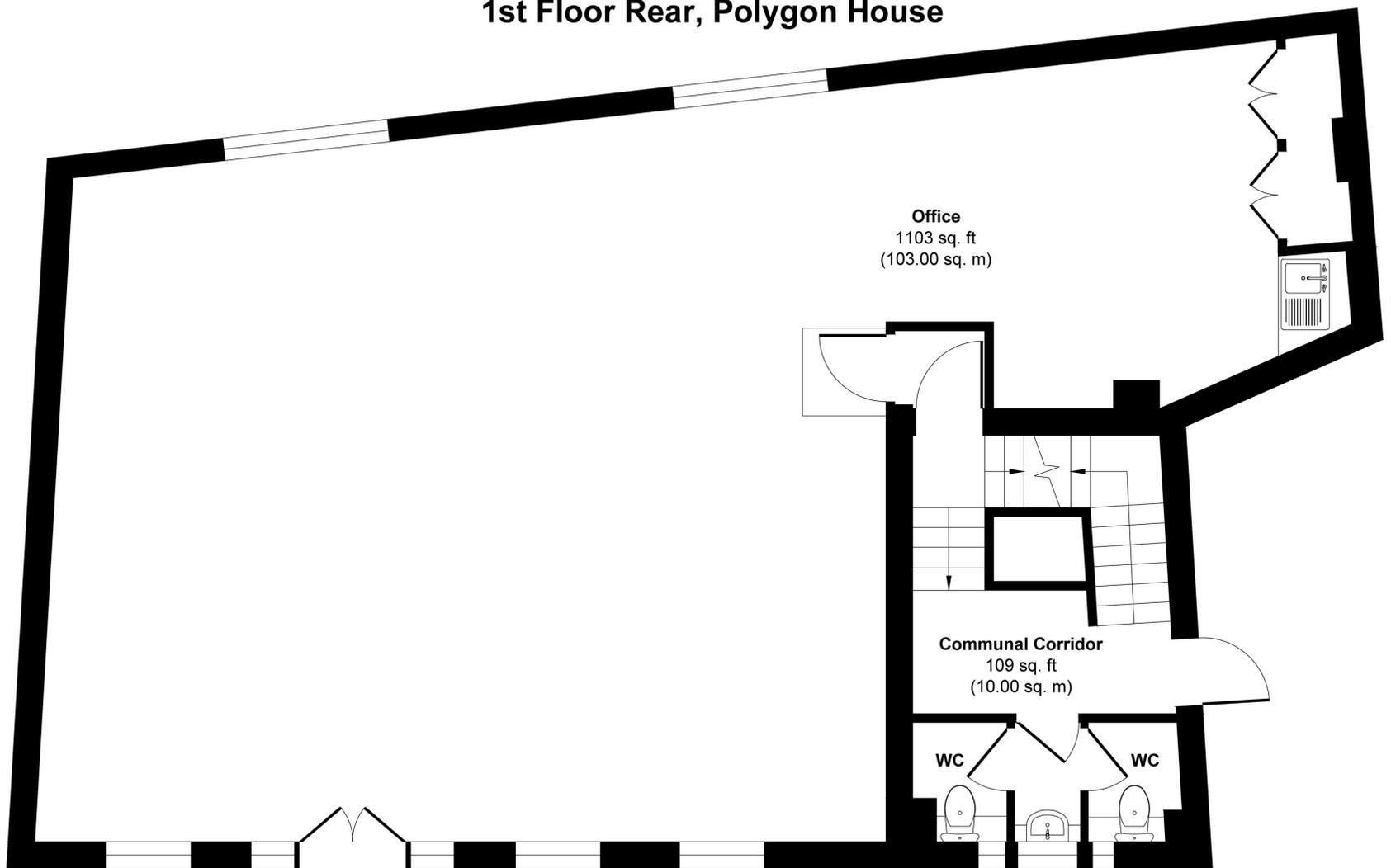
Location

Bromells Road is a quiet one-way road set back off the high streets in the Clapham Common area. Running between Venn Street and The Pavement the location has the benefit of being undisturbed and quiet whilst also being within a couple minutes walk of the many amenities Clapham has to offer, including the Common itself.

Clapham Common underground station is a 2 minute walk connecting you to the Northern Line. Clapham Junction is the nearest mainline station - which at 1.4 miles is a 25 minute walk or a 14 minute bus journey from one of the many buses that pass through the common.



1st Floor Rear, Polygon House



Floor Plan
Approximate Floor Area
1103 sq. ft
(102.47 sq. m)

Approx. Gross Internal Floor Area 1103 sq. ft / 102.47 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