



Unit 1, 1-3 Bicyclette Mews, London SW4 6FD

To
Let

972
Sq Ft

£26,000
Per annum excl.

Uses Considered:
B1 (Office)

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. Images are representative of the proposed fitout by the Landlord.

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
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	90.27	972

Rates

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

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.

EPC

VAT

Local Authority

TBC

TBC

LB Lambeth

*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.

Evans Pearson

Chartered Surveyors

Contact:

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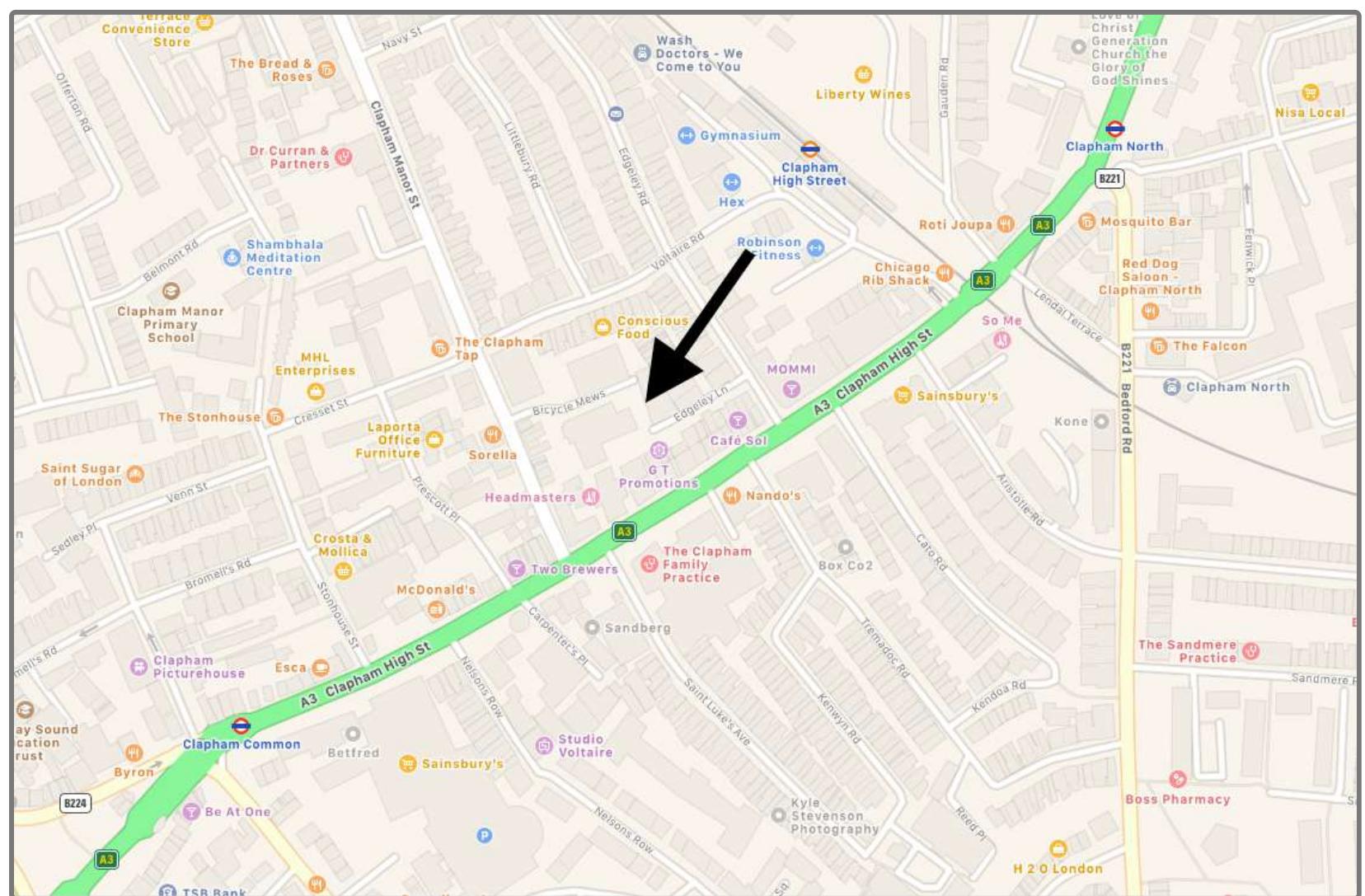
1 Princes Close
Clapham Old Town
London
SW4 0LG
Evanspearson.co.uk

Location

The property is 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.

The property is 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.



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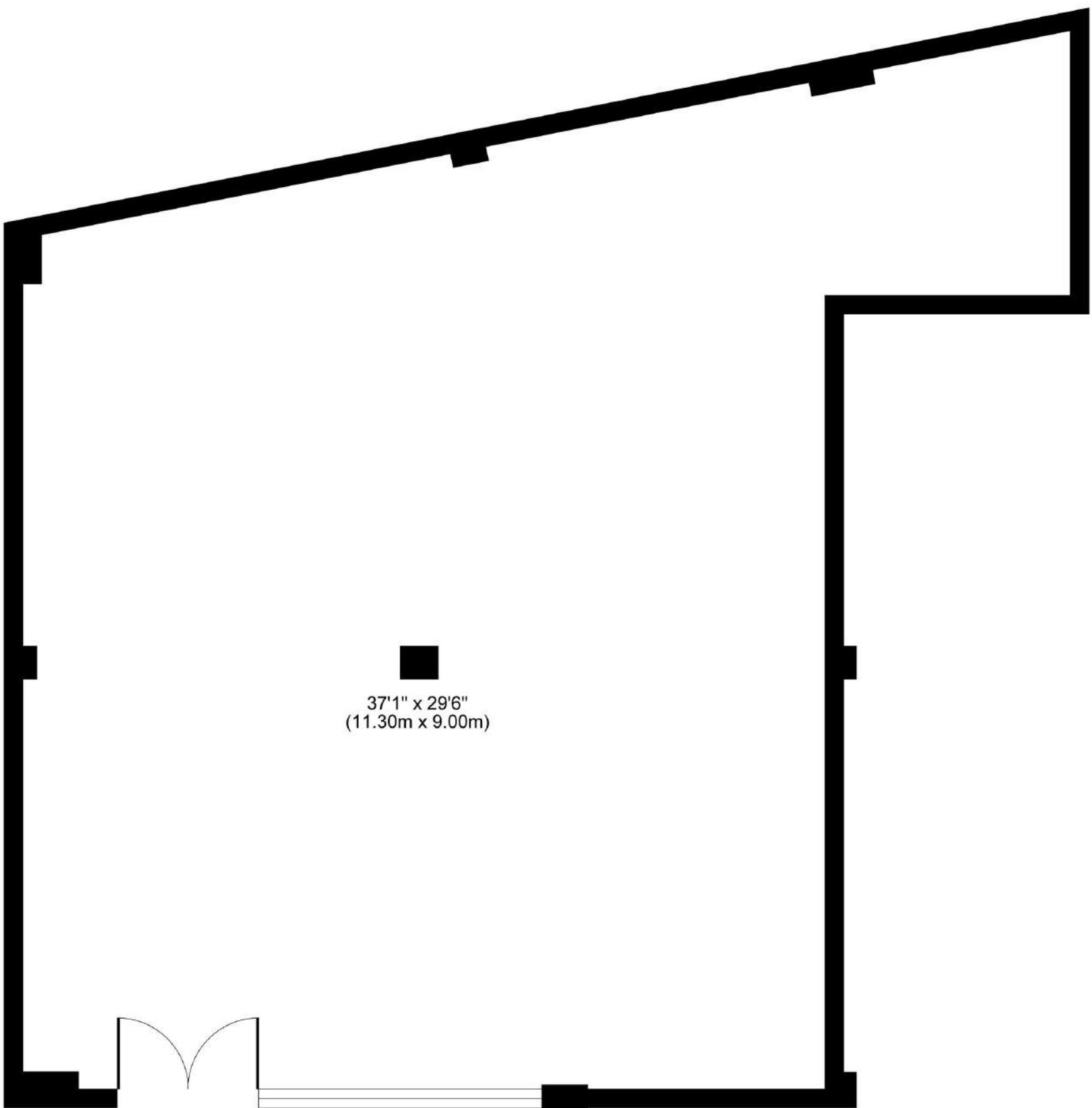
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Approximate Floor Area
972 sq. ft
(90.27 sq. m)

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.