



Unit 2, 40-48 Bromells Road, London SW4 0BG

TO
LET

961
Sq Ft

£37,500
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a high spec ground floor commercial unit offered as a 'plug and play' office - furnished and ready to go.

The open plan layout with high ceilings, wooden flooring, air conditioning, MVHR air flow and large glass doors to the front make this an attractive workspace with ample lighting throughout. Security measures include Banham locks, alarm and smoke screen as well as a roller shutter.

Viewings are highly recommended to appreciate everything included with this opportunity.

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

£37,500 per annum exclusive

Tenure

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

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

EPC

TBC

VAT

TBC

Local Authority

LB Lambeth

Accommodation

	Sq M	Sq FT
Ground:	89.29	961
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	89.29	961

Rates

Rateable Value: £10,500
Rates Payable (19/20): £0 pa*

*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.

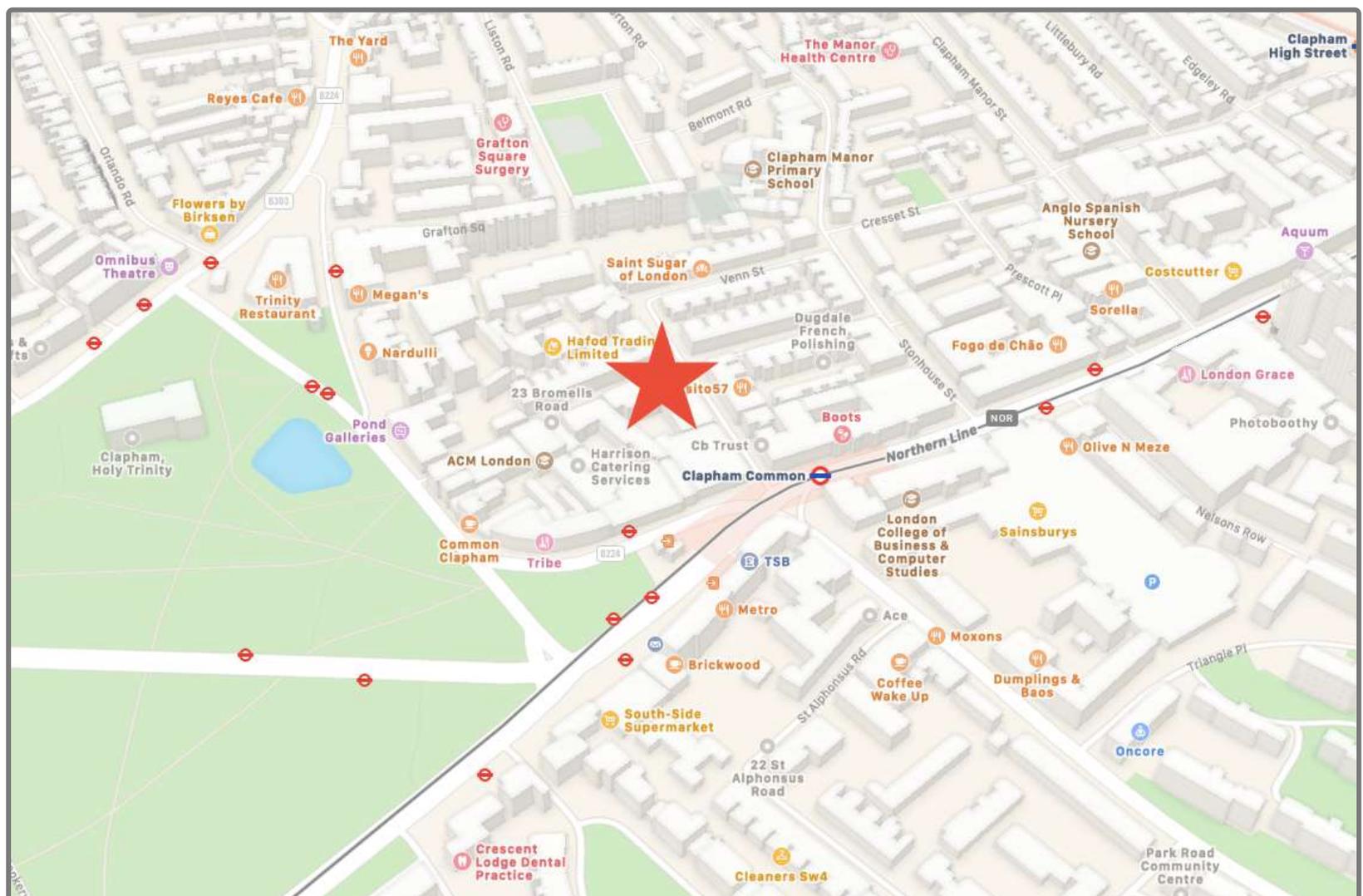
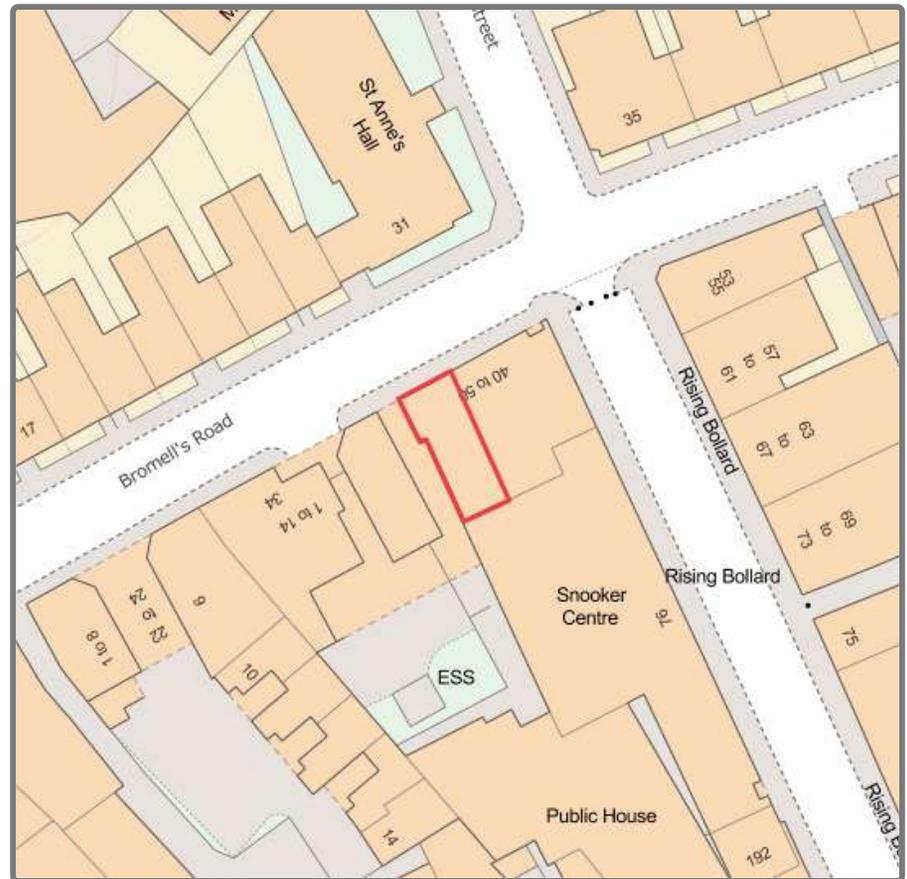
Location

Perfectly located within a 2 minute walk of Clapham Common Underground Station, this property is set back from the busy high street and amenities of the Clapham Common area whilst still having easy direct access to it.

A quiet one-way street between Venn Street and The Pavement in Clapham Old Town, Bromells Road is arguably the best office location in Clapham.

You can access Clapham Common via the Northern Line, or via a number of bus routes through the area, including being a 14min bus ride from Clapham Junction Station.

The 30min walk radius includes areas such as Stockwell, Brixton, Balham, Battersea, Clapham Junction and Nine Elms.



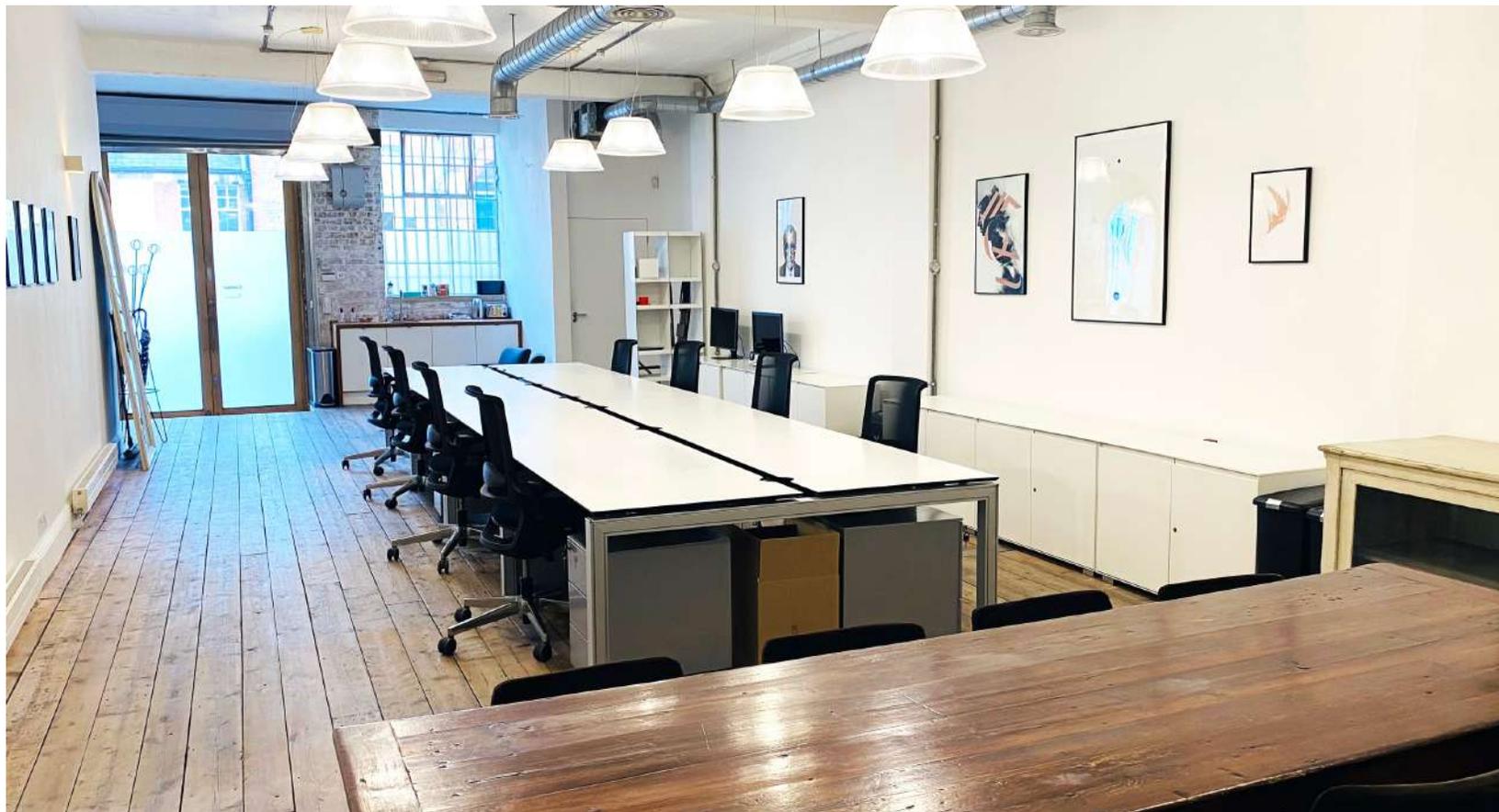
Evans Pearson

Chartered Surveyors

Contact:

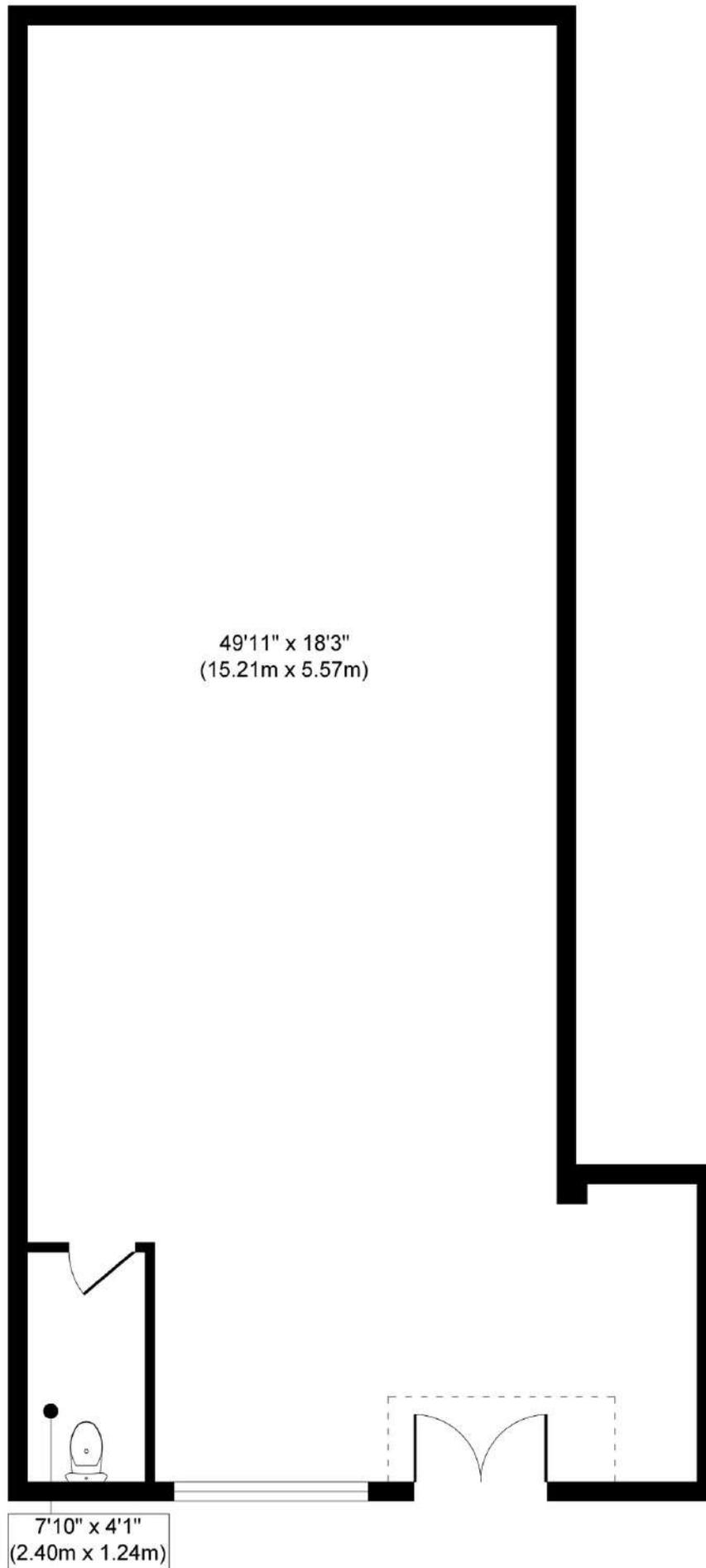
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own 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.

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Floor Plan
Approximate Floor Area
961 sq. ft
(89.29 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 961 sq. ft / 89.29 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



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