

**LEWIS
&CO**



520A
WANDSWORTH
ROAD

CLAPHAM, SW8 3HT

**E CLASS SUITE TO LET
565 SQ FT (52 SQ M)**

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DESCRIPTION

The newly developed E Class suite provides a hi-spec self-contained space with plenty of natural light throughout.

Accesses via bi-folding doors the unit is equipped with a small kitchen, a large storage unit, and with access to communal shower rooms, WCs and courtyard space.

LOCATION

520a Wandsworth Road is situated on the northside of Wandsworth Road behind The Plough Brewery on the junction with Silverthorne Road, immediately opposite the junction with North Street.

The area benefits from excellent transport links with Queenstown Road overground station just a 7 minute walk providing a direct service to both Vauxhall and Clapham Junction. Wandsworth Road overground station is just a 2-minute walk away providing access to Greater London. The area is also well catered for with local bus services providing links to the surrounding areas.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled March 2025.

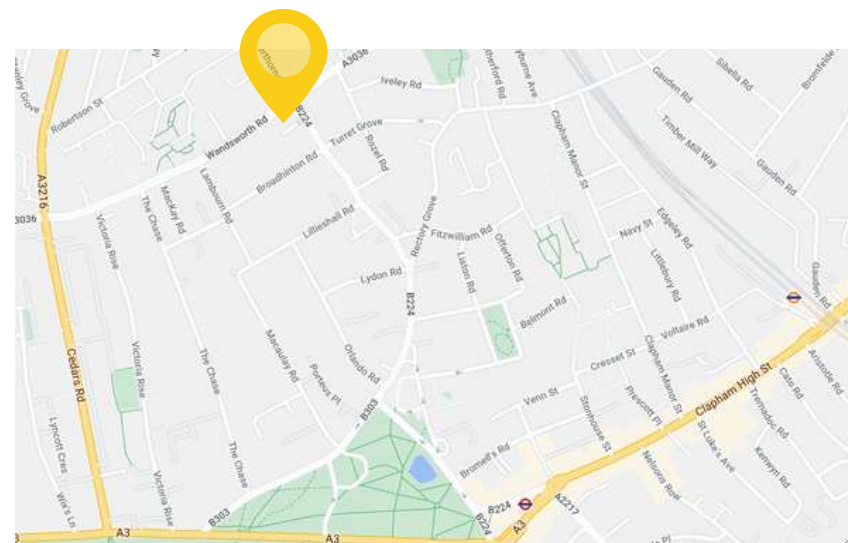


SPECIFICATION

- Newly refurbished.
- Bike racks
- Excellent transport links
- Shower facilities

FLOOR AREAS

Floor	sq ft	sq m
520a	565	52.49
Total	565	52.49



TERMS

Available on a new lease on terms to be agreed.

RENT

£35 per sq ft.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

Available upon application.

EPC

B.

VIEWING

Strictly by appointment through the sole agents.

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