



Larkhall Quarter, 156 Edgeley Road, Clapham, SW4 6HB

GROUND & LOWER GROUND FLOOR OFFICE STUDIO TO LET / FOR SALE

FOR SALE / TO LET

Area: 1,632 FT² (151.62M²) | Rent: £45,000 PA | Price: £725,000

LOCATION:

Larkhall Quarter is situated on Larkhall Rise, a popular residential and commercial area benefiting from the wide variety of local shops, restaurants and bars in Clapham along with wide open spaces of Clapham Common. Local restaurants include; The Manor Bistro, situated adjacent to the office studio. Clapham Common tube station (Northern line) and Clapham High Street mainline station are both within a short walk from the property.

Local transport links include Clapham Common, Clapham North and Stockwell Underground Stations (Northern & Victoria Lines). Clapham High Street overground is similarly within close proximity to the available retail premises offering services from Clapham Junction to Highbury & Islington.

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DESCRIPTION:

The available ground floor office premises (B1 consent) extends to a total area of approximately 1,632 sq ft comprising part of the mixed-use scheme located on the highly sought after residential and commercial area of Clapham Old Town.

The unit will be fitted out to a specification to be agreed or purchased as shell and core.

Floor plans available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Lower Ground Floor	1,157	107
Ground Floor	475	44
TOTAL	1,632FT²	151.62M²

AMENITIES:

- Excellent transport links
- B1 office consent
- Good natural light
- Floor plans available upon request

TENURE:

A new Full Repairing and Insuring lease for a term to be agreed.

or a 999 year peppercorn ground lease.

RENT PA: £45,000

ASKING PRICE: £725,000

SERVICE CHARGE: TBC

VAT: Applicable.

EPC: Available upon request.

RATES PAYABLE: To be assessed.

LEGAL COSTS: Each party to be responsible for their own legal costs.

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