



LONIC
020 7486 0900

**371 CLAPHAM ROAD,
LONDON,
SW9 9BT**

**PRIME INDUSTRIAL/RETAIL UNIT
LARGE FORECOURT
PARKING FOR 8-10 CARS
TO LET**

3,500 sq ft / 325 sqm

LOCATION:

The property is located on the East side of Clapham Road close to it's junction with Hazelwood Mews. This is a fantastic location as it is close to both Clapham North Underground Station (Northern Line) and Stockwell Underground Station (Northern & Victoria Lines). Clapham Road is a major bus route locate close to local restaurants and shops. The property is also well located in Clapham being close to Battersea and Brixton.

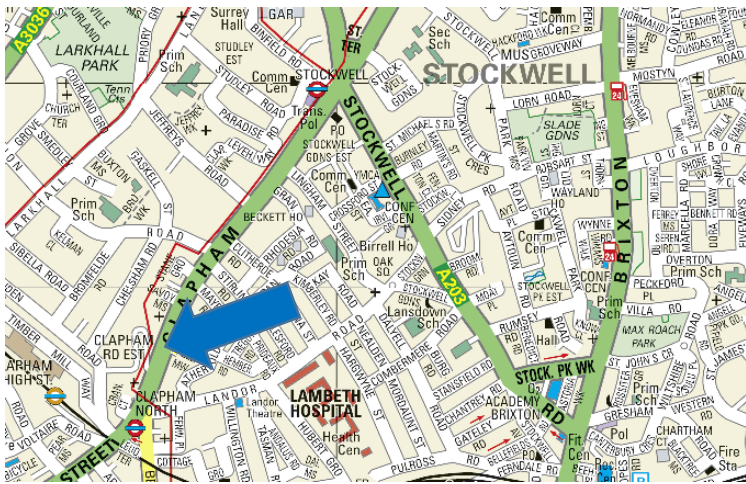
PREMISES:

These ground floor premises total circa 3,500 sq ft/325 sqm. The premises benefit from dual B1 industrial & A1 retail use. The premises are currently trading as an art studio however can potentially be converted to Medical or Leisure uses. Benefitting from high ceilings, central heating, new lighting, kitchenette, toilet facilities and large forecourt with parking for 8-10 cars. There is also ample signage opportunities overlooking the Main Road.

**Viewings strictly by
appointment through
sole agents:**

Jonny Novick
jn@lonic.eu
020 7486 0900

Michael Firestone
mf@lonic.eu
020 7486 0900



AMENITIES:

High Ceilings

Fitted office

Large forecourt
Parking for 8-10 cars

Toilet Facilities

Central Heating

Kitchenette

Fibre Internet

RENT:	BUSINESS RATES PAYABLE 2018/19	SERVICE CHARGE	TOTAL APROXIMATE COST PER ANNUM & PER CALENDAR MONTH
£70,000 (£20 SQ FT)	£15,650 (£4.50 SQ FT)	TBC	£85,650 / £7,135

**371 CLAPHAM ROAD,
LONDON,
SW9 9BT**

LEASE:

An assignment of the existing lease for a term to expire in 2022 or a new full repairing and insuring lease is available for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.