



Class E Unit To Let

8,109sq. ft.

346 Clapham Road
London
SW9 9AP

Rent
£15.00 per sq. ft

Rates payable
£13.78 per sq. ft

- * Suitable for a variety of uses
- * W/C and kitchenette facilities
- * 5 minute walk to Clapham North & Stockwell Station
- * Large yard / car parking space to the rear
- * EPC available on request

CLASS E UNIT TO LET

OVERVIEW

Location

This commercial Class E space, located at 346 Clapham Road, is in the midst of the active and well-connected Clapham neighbourhood of South London.

Due to its main road location and advantages in visibility and accessibility, this property is perfect for a variety of users.

A short walk takes you to Stockwell Underground Station, Clapham North Underground Station and Clapham High Street Overground Station, which offer direct connections to Central London and the surrounding area.

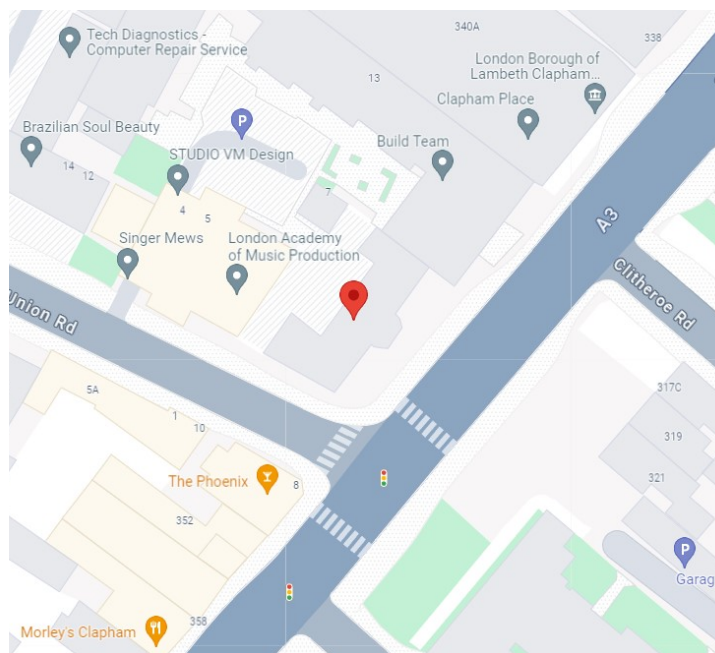
The area is bustling with a mix of residential and commercial occupiers.

Description

The space has been previously been used as an office building. However the space is ideal for nurseries, gyms, medical, dental, physio or similar types of uses. Alternatively the accommodation would suit office use.

It includes air-conditioning in part, W/C facilities, and a kitchenette on each of the floors.

There is a large secure yard to the rear of the property Circa 3,000 sq. ft.



Lease Terms

The space must be let as a whole and is available by way of a new lease direct from the Landlord. Flexible terms can be offered up to 5 years.

Floor Areas

Ground Floor	1,965 sq. ft.
First Floor	2,048 sq. ft.
Second Floor	2,048 sq. ft.
Third Floor	2,048 sq. ft.
Total	8,109 sq. ft.

