



GF 17 Abbeville Mews, London SW4 7BX

TO
LET

334
Sq Ft

£7,800
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a ground floor office space with parking in a quiet courtyard office development.

The space comprises main office, enough for 2-3 desks, a meeting room and WC.

Rent

£7,800 per annum exclusive

Tenure

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

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

EPC VAT Local Authority
TBC TBC LB Lambeth

LTA 1954
Negotiable

Utilities

Gas, Central Heating,
1 Phase Elec.

Accommodation

	Sq M	Sq FT
Ground:	31.05	334
First:	0.00	0
Total (GIA):	31.05	334

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value: TBC
Rates Payable (23/24): TBC pa*
Service Charge (Est) TBC
Insurance (Est) TBC

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlord's consent and relevant planning permissions.

*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

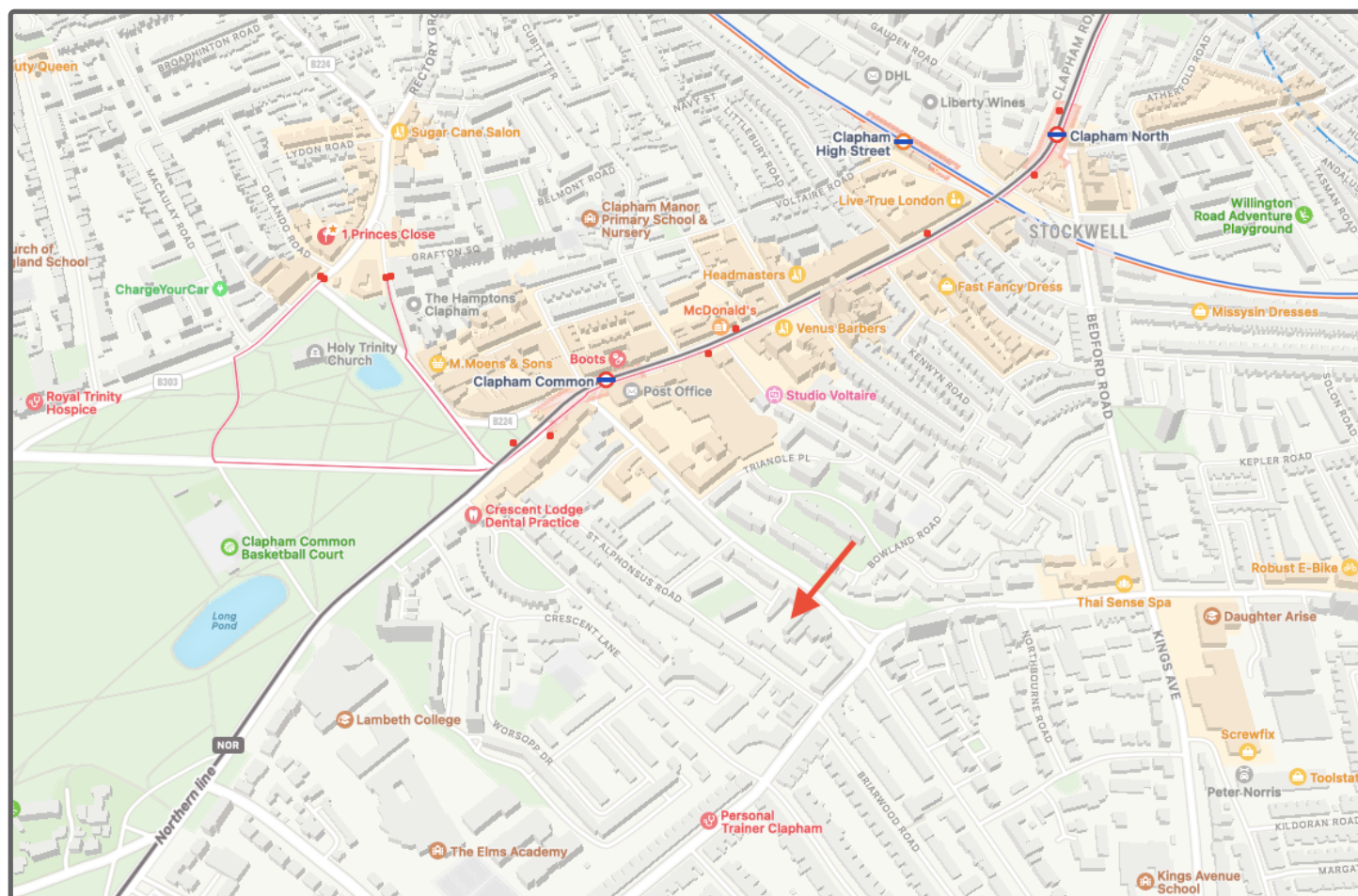
1 Princes Close
Clapham Old Town
London
SW4 0LG
evanspearson.co.uk

Location

The property is located in a private mews development on the South West side of Clapham Park Road, close to the Junction with Abbeville Road.

Clapham Common underground station is a 0.3mile, 4 minute walk away connecting you to the Northern Line. A similar distance away you will find Clapham High Street and the amenities it provides and also the Abbeville Village area 5 mins to the South West.

Brixton Town Centre is less than a mile to the East - an 18min walk or short bus journey provides further amenities and transport links.



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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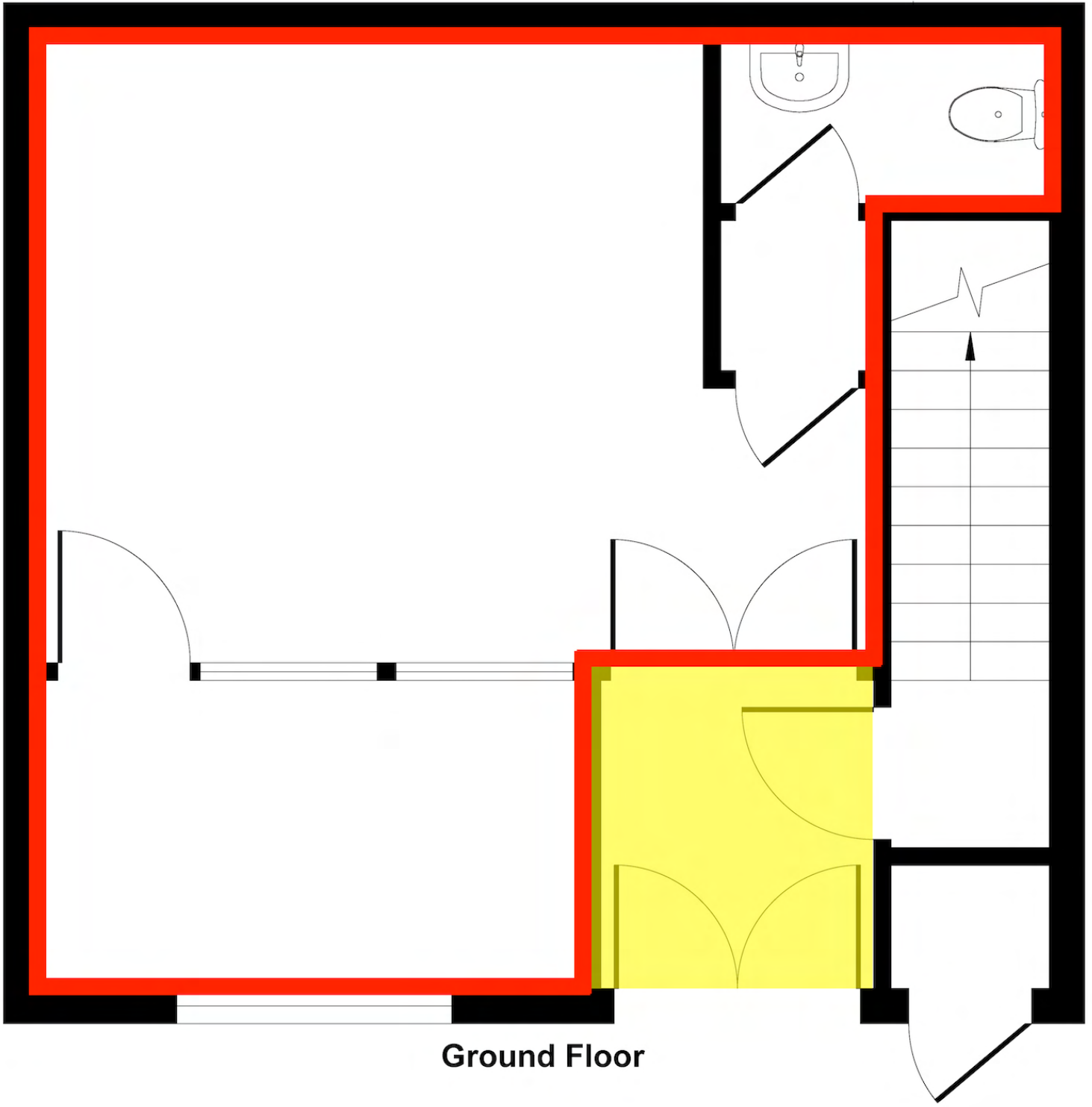
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Ground Floor



Communal Entrance