



## 32 Bromells Road, London, SW4 0BG

**TO  
LET**

**555**  
Sq Ft

**£17,000**  
Per annum excl.

Uses Considered:  
**E**

### Description

The property comprises a well lit, ground floor office unit with private entrance direct from Bromells Road.

Entirely open plan, the property is currently arranged with 6 large desks, circulation, and storage. At 555 sqft we would expect you can accommodate more with some efficient space planning.

The property has the benefit of a kitchenette, Air Conditioning and CCTV systems as well as a private demised DDA WC - see OS plan for location.

A covered parking space is available through the gated communal entrance by separate negotiation.

### Use Class

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

### Rent

£17,000 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: Dec-21  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

### EPC

E

### VAT

No

### Local Authority

LB Lambeth

### LTA 1954

Negotiable

### Accommodation

	Sq M	Sq FT
Ground:	51.56	555
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
<b>Total (GIA):</b>	<b>51.56</b>	<b>555</b>

**\*360 Tour and Floor Plan Available\***

### Rates

Rateable Value: £13,250  
Rates Payable (20/21): £2,755 pa\*

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

### Utilities

Single Phase.  
A/C.



# Evans Pearson

Chartered Surveyors

Contact:

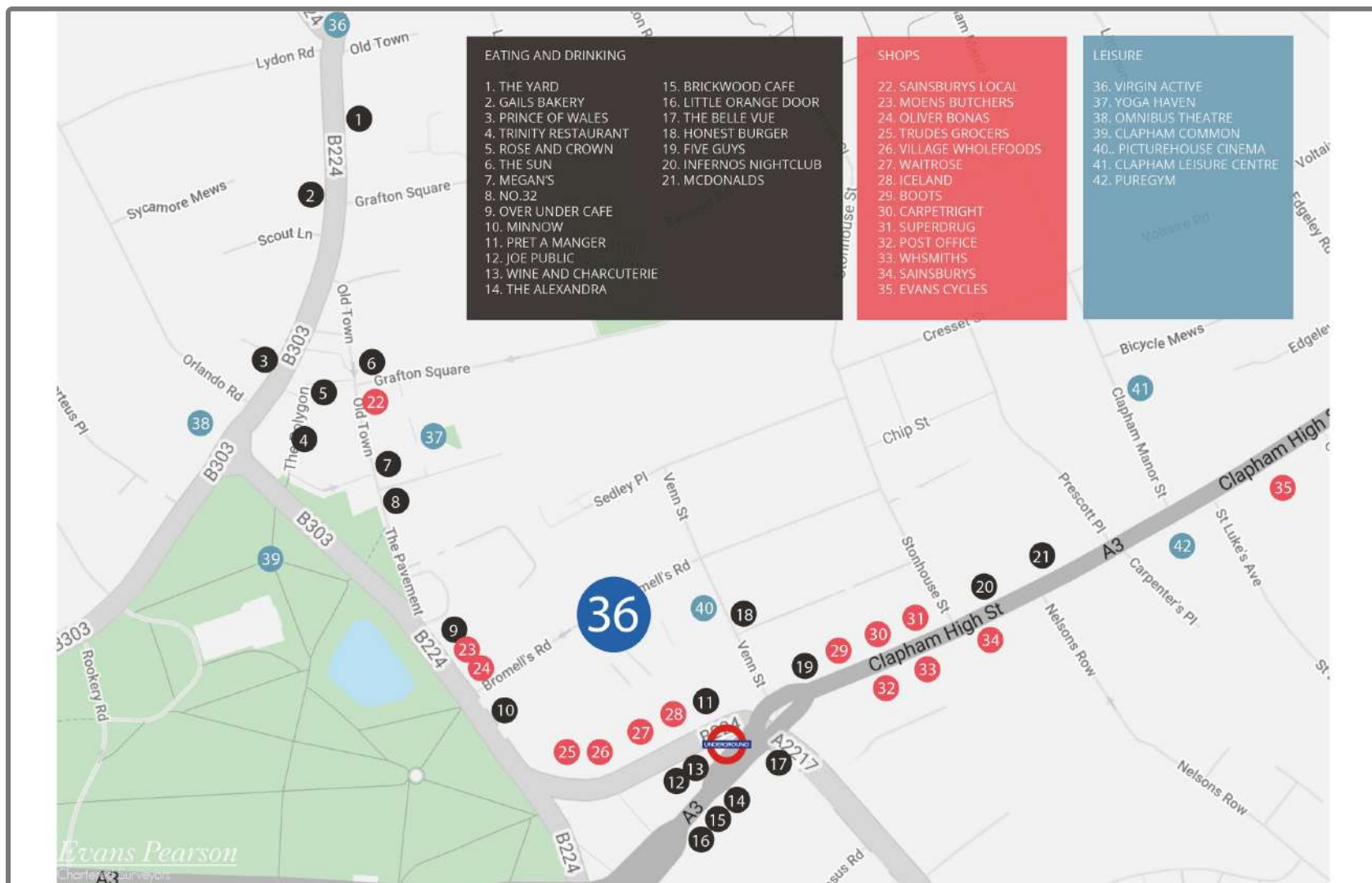
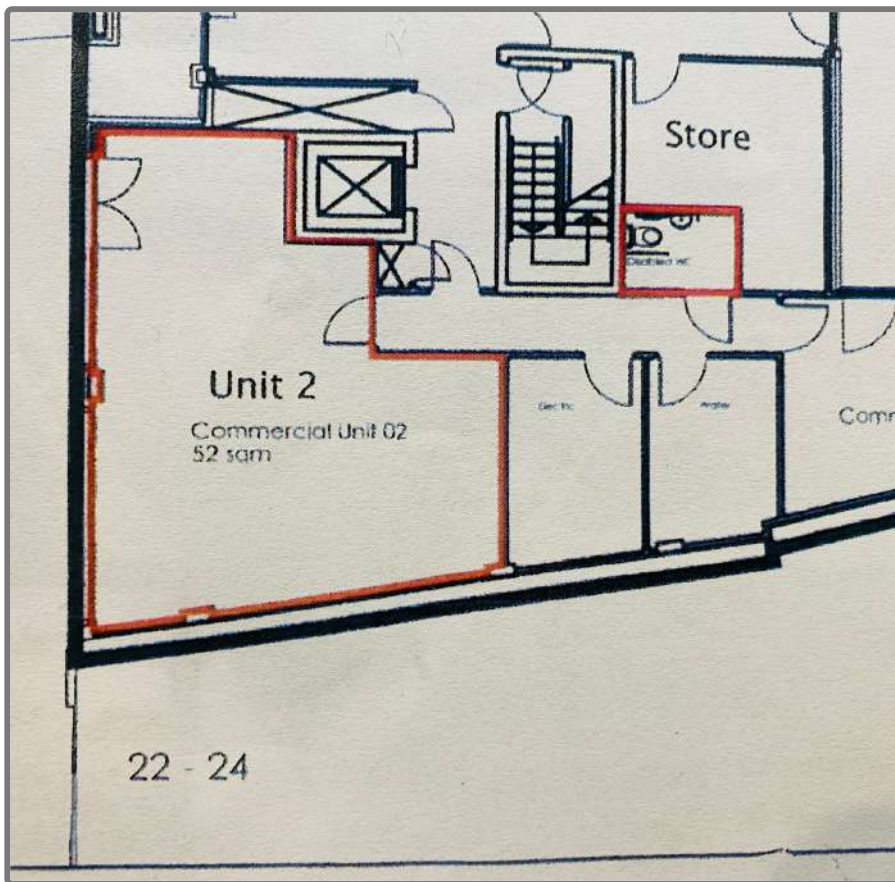
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## Location

Arguably the best office location in Clapham, Bromells Road is a quiet one-way road set back off the high streets in the Clapham Common area. Running between Venn Street and The Pavement the location has the benefit of being undisturbed and quiet whilst also being within a couple minutes walk of the many amenities Clapham has to offer, including the Common itself.

Clapham Common underground station is a 2 minute walk connecting you to the Northern Line. Clapham Junction is the nearest mainline station - which at 1.4 miles is a 25 minute walk or a 14 minute bus journey from one of the many buses that pass through the common.





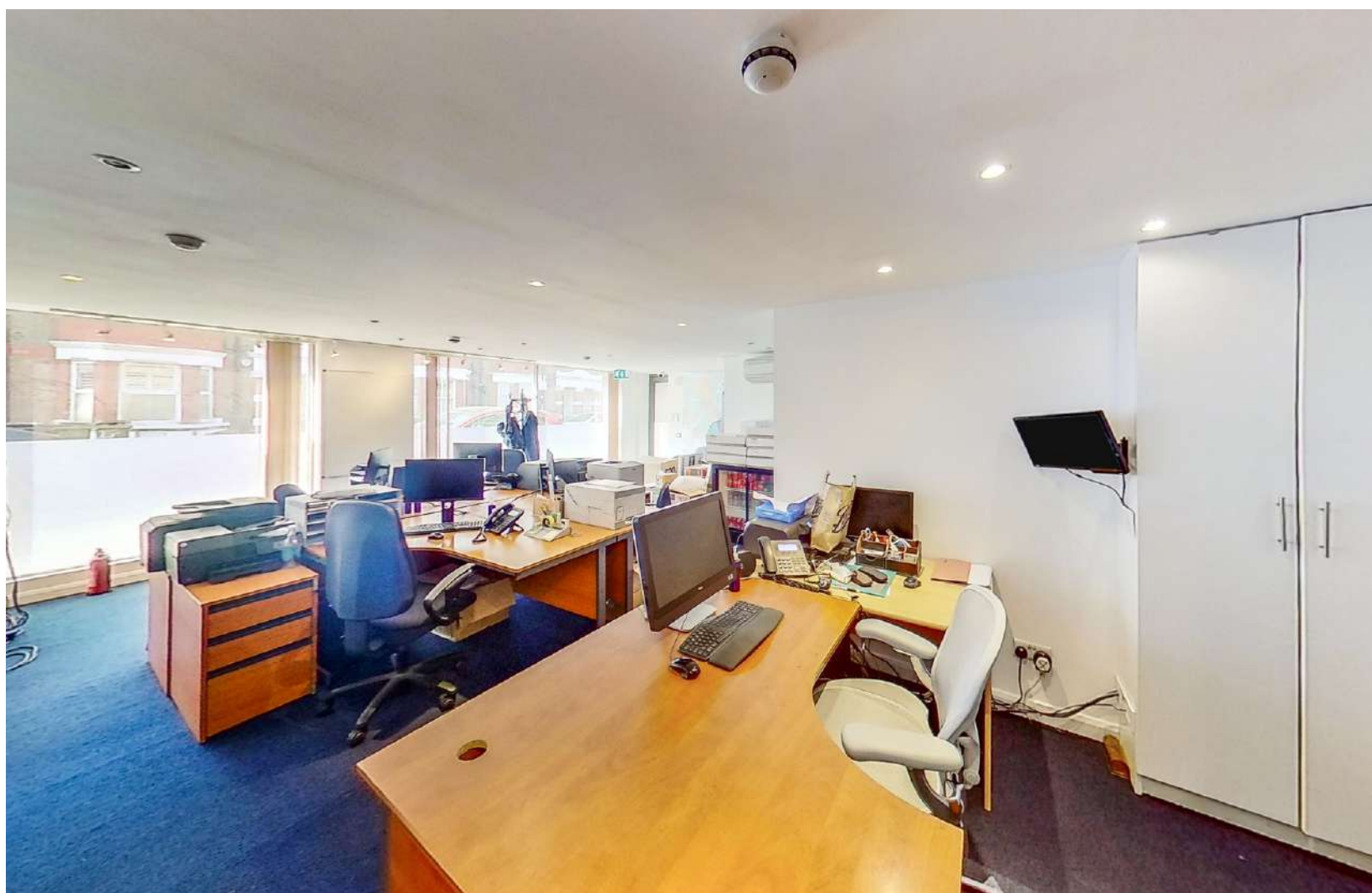
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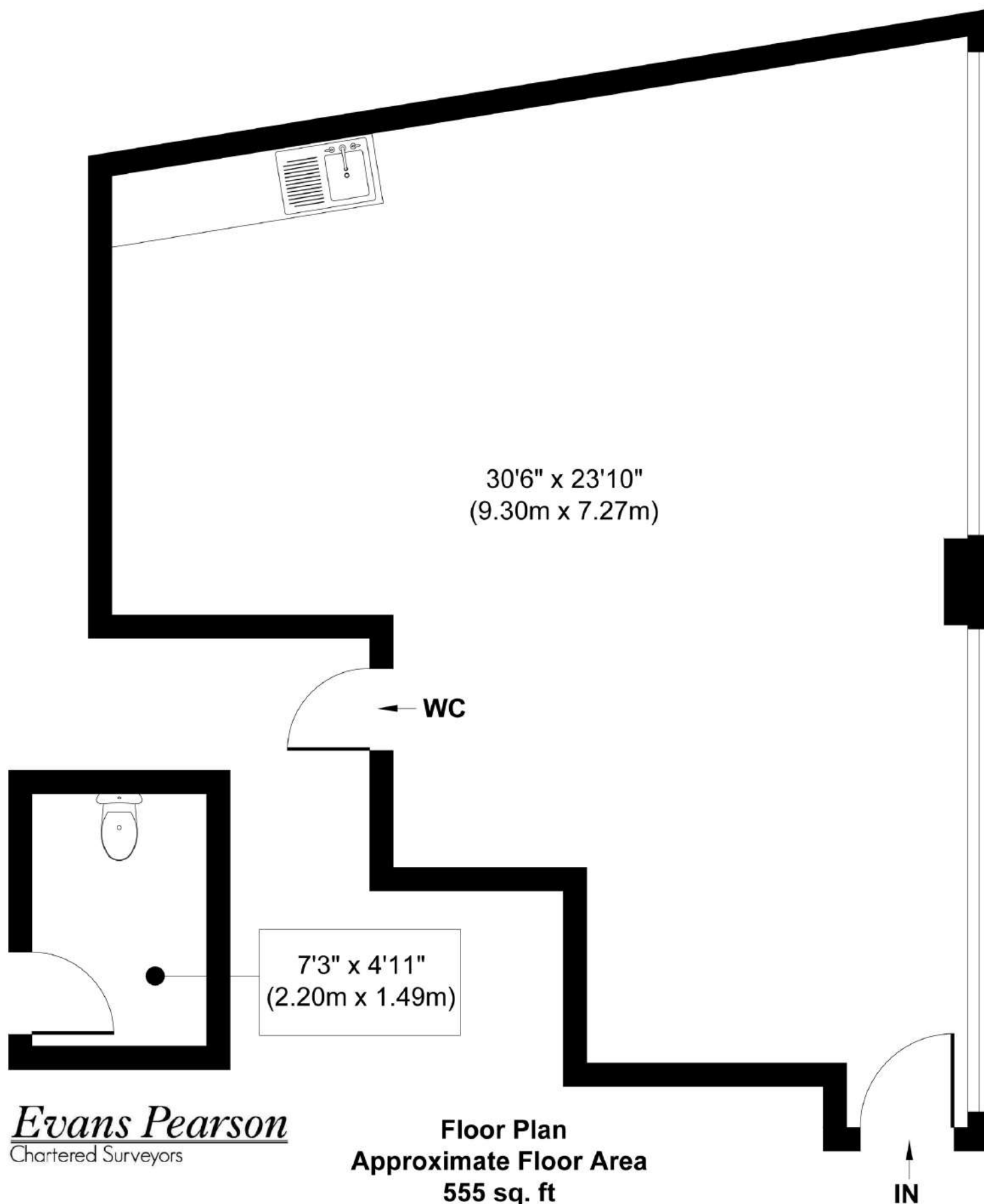
These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.







## Unit 2, 36 Bromells Road, SW4



**Floor Plan**  
**Approximate Floor Area**  
**555 sq. ft**  
**(52.00 sq. m)**

**Approx. Gross Internal Floor Area 555 sq. ft / 52.00 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property