



Lower Ground, 53 Cavendish Road, SW12 0BL

TO  
LET

1369  
Sq Ft

£25,000  
Per annum excl.

Uses Considered:  
E (Office)

Description

The property comprises a modern office across the basement of this period property.

The accommodation is split into 3 offices to the right and rear with demised kitchen, WC's, additional storage room and access onto the communal garden. We understand the property also has the benefit of 1 parking space.

The property is available by way of new FRI lease.

Rent

£25,000 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: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

EPC    VAT    Local Authority  
E       TBC    LB Lambeth

LTA 1954  
Negotiable.

Accommodation

	Sq M	Sq FT
Ground:	0.00	0
Basement:	127.19	1369
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	127.19	1369

\*360 Tour and Floor Plan Available\*

Rates / Service Charge

Rateable Value:	£9,800
Rates Payable (21/22):	£0 pa*
Service Charge (Est)	£2,950 pa

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

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.

Utilities

Single Phase.  
Gas.

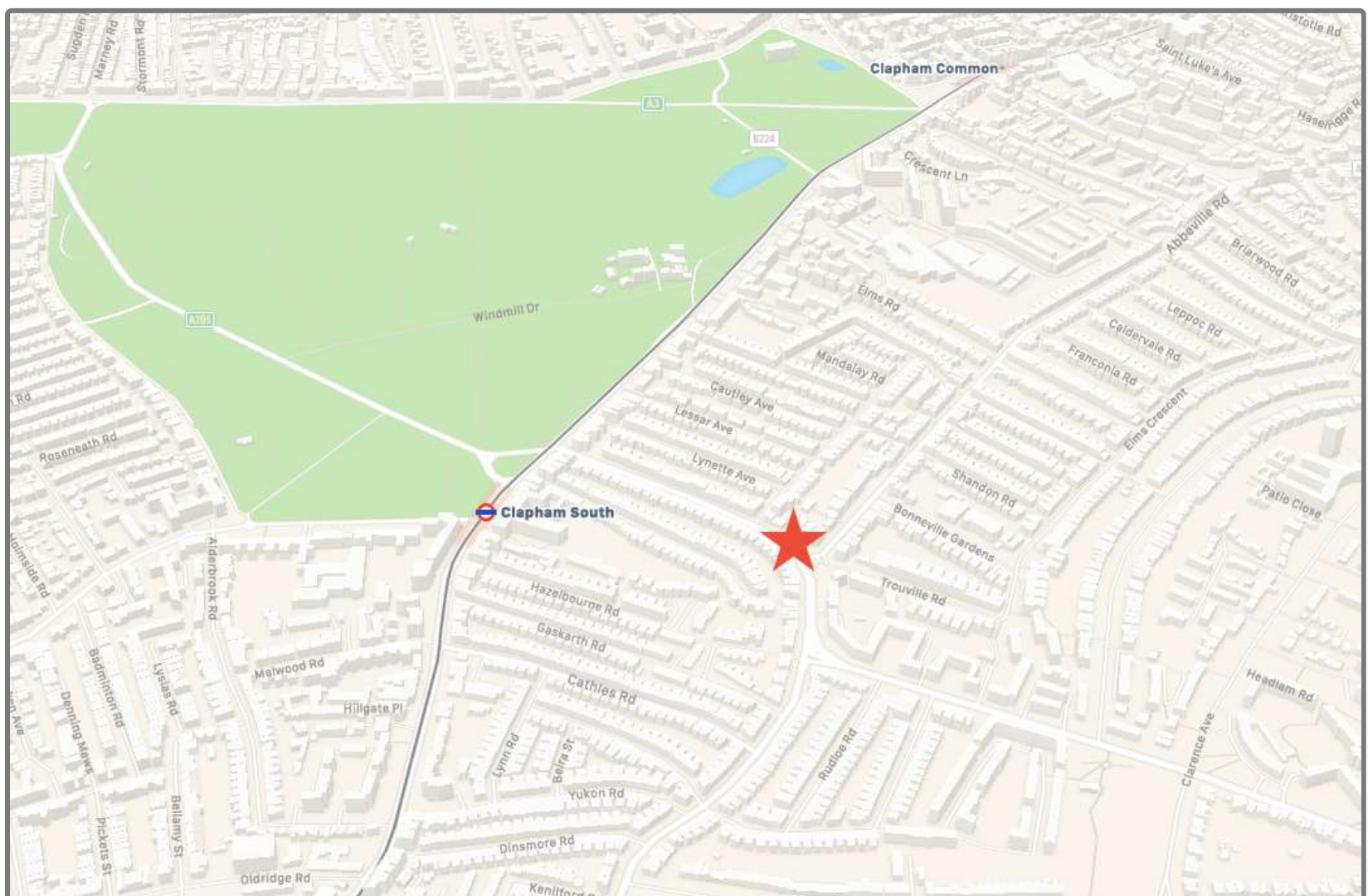
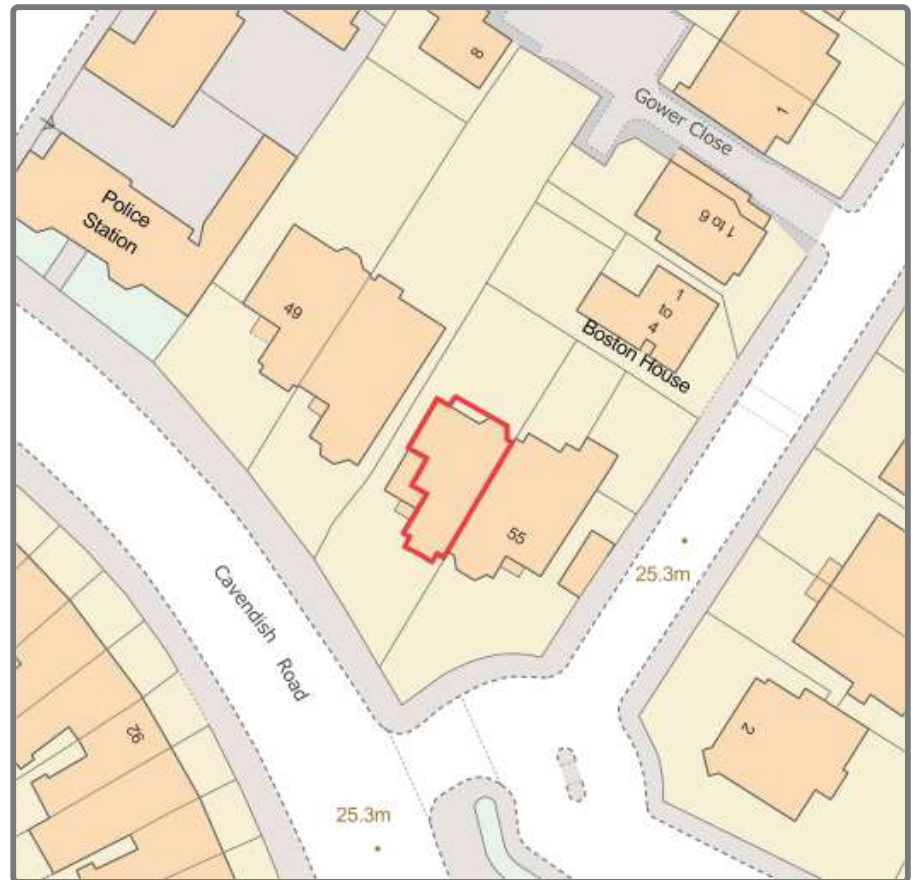


## Location

The property is situated on the North Side of Cavendish Road (A205) close to the junction with Abbeville Road in Clapham.

Clapham South Underground Station is a 5 minute walk away connecting you to the Northern Line and multiple bus routes run regularly along the road.

An affluent area and surrounded mostly by residential neighbourhoods; Clapham Common, Abbeville Village and Clapham South high street are all within 5 mins walk, offering an abundance of amenities.





# Evans Pearson

Chartered Surveyors

Evans Pearson Contact:

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

Houston Lawrence Contact:

George Rowling  
George.Rowling@houstonlawrence.co.uk  
0207 801 9027



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.



# *Evans Pearson*

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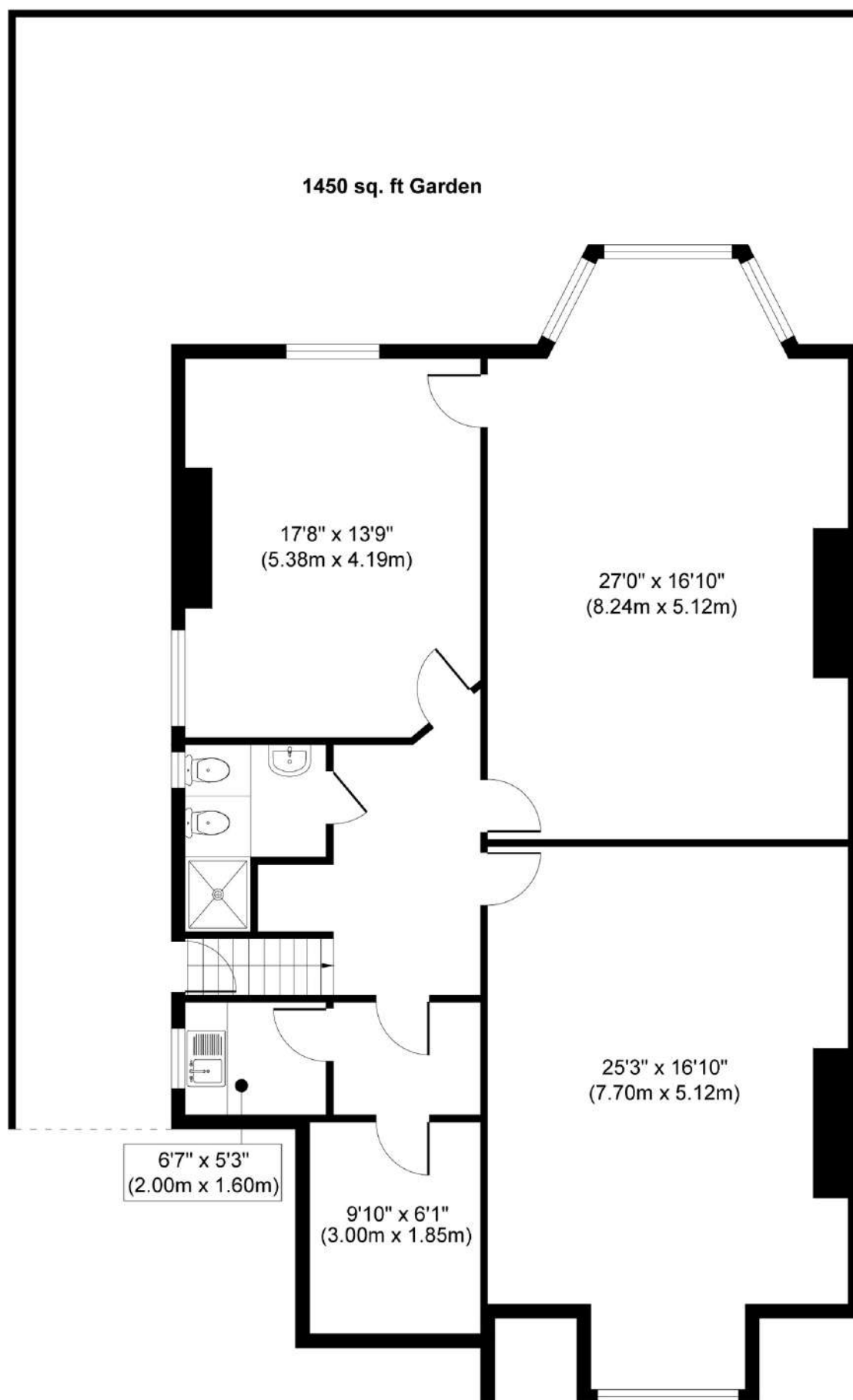
Houston Lawrence Contact:

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## Lower Ground, 53 Cavendish Road



Lower Ground Floor  
Approximate Floor Area  
1369 sq. ft  
(127.19 sq. m)

***Evans Pearson***  
Chartered Surveyors

**Approx. Gross Internal Floor Area 1369 sq. ft / 127.19 sq. m (Excluding Garden)**

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