



## 1 Scout Lane, London SW4 0LA

TO  
LET

2379  
Sq Ft

£63,000  
Per annum excl.

Uses Considered:  
**ALL USES CONSIDERED**

### Description

The property comprises a private stand alone office building with substantial office space over the ground and first floors.

The ground floor provides two large open plan office suites, each with their own entrance, a generous lobby area, 3 x WC's, a kitchenette, and private parking on the demised driveway for 1 car. The first floor provides two large office suites. Air conditioning throughout.

Floor plan and virtual tour available.

### 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.

### Rent

£63,000 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: None

EPC	VAT	Local Authority
E	Yes	LB Lambeth

LTA 1954  
TBC

### Accommodation

	Sq M	Sq FT
Ground:	120.00	1292
First:	101.01	1087
<b>Total (GIA):</b>	<b>221.01</b>	<b>2379</b>

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

### Rates / Service Charge

Rateable Value:	£40,750
Rates Payable (21/22):	£20,334 pa*
Service Charge (Est)	FRI Lease
Insurance (Est)	£1,449.15 pa

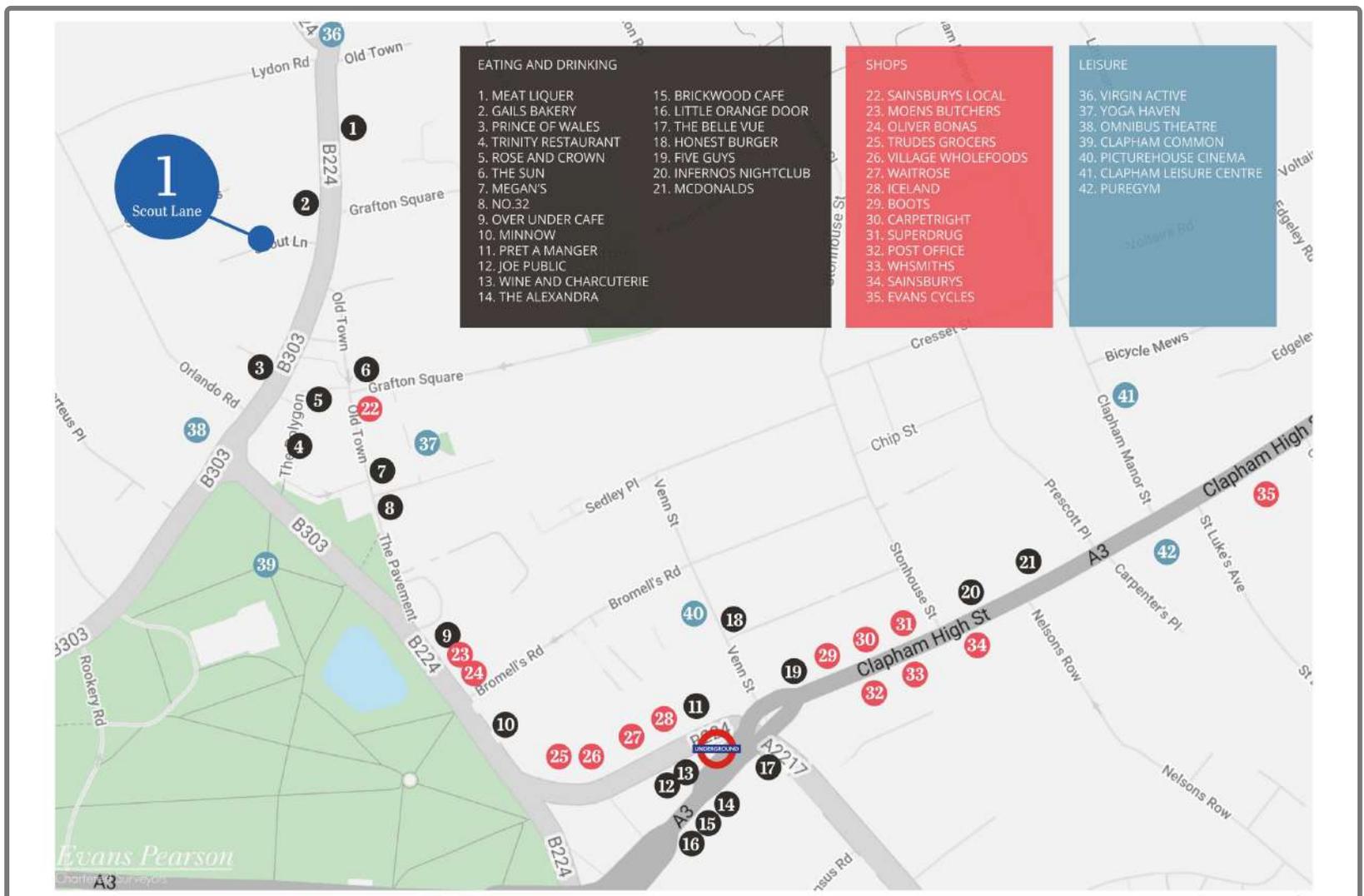
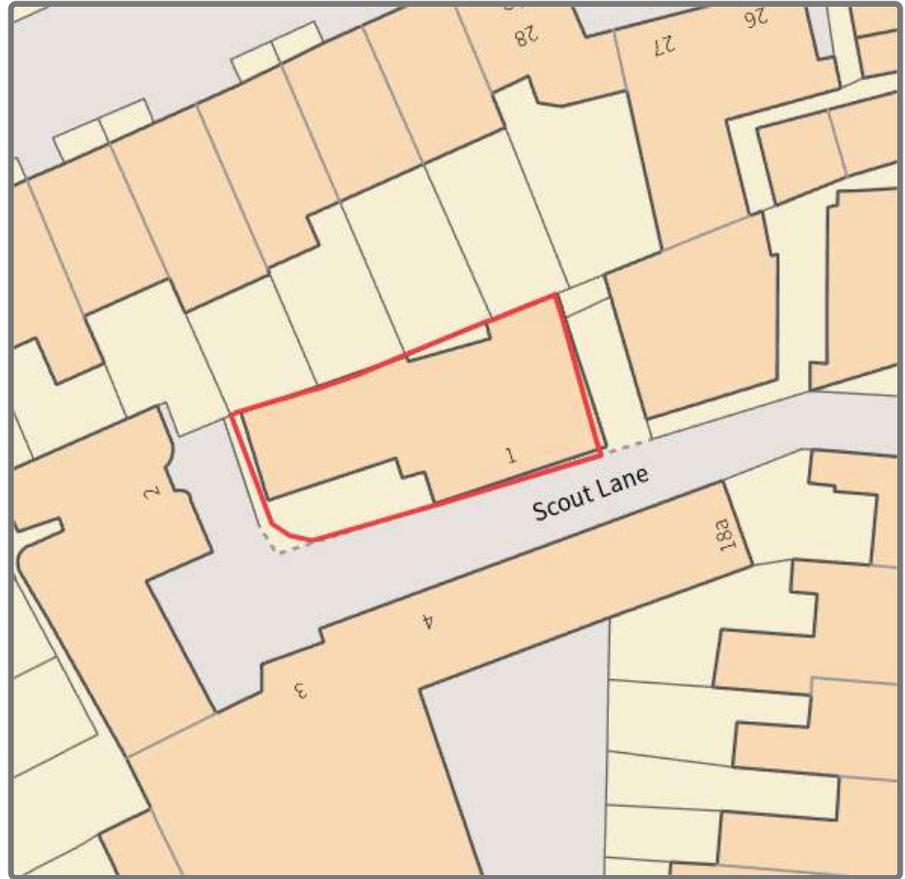
### Utilities

Single Phase.  
A/C.

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

## Location

The property is situated on Scout Lane in Clapham Old Town, close to the junction with Old Town. Clapham Common underground station is under a 5 minute walk away while Wandsworth Road overground is a 10 minute walk away. Clapham Junction as the nearest mainline station is a short bus ride away. Wandsworth Road and the A3 both provide easy road access into Central London. Clapham Old Town and the High Street are thriving communities offering a range of restaurants, shops and amenities for tenants, while Clapham Common with its green, open spaces is also just a short walk away.



# Evans Pearson

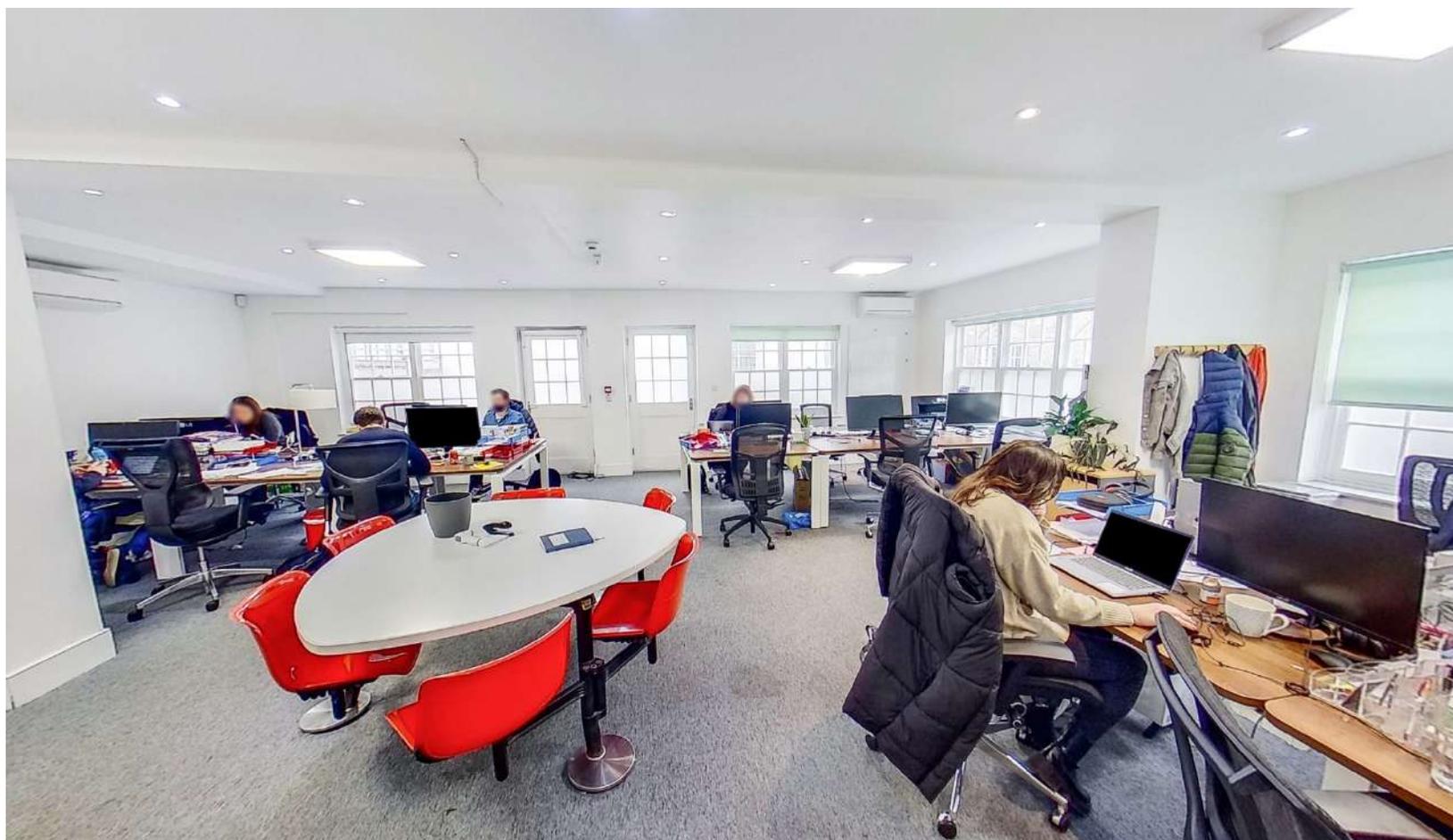
Chartered Surveyors

Contact:

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james@evanspearson.co.uk  
020 7819 2380

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Clapham Old Town  
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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.

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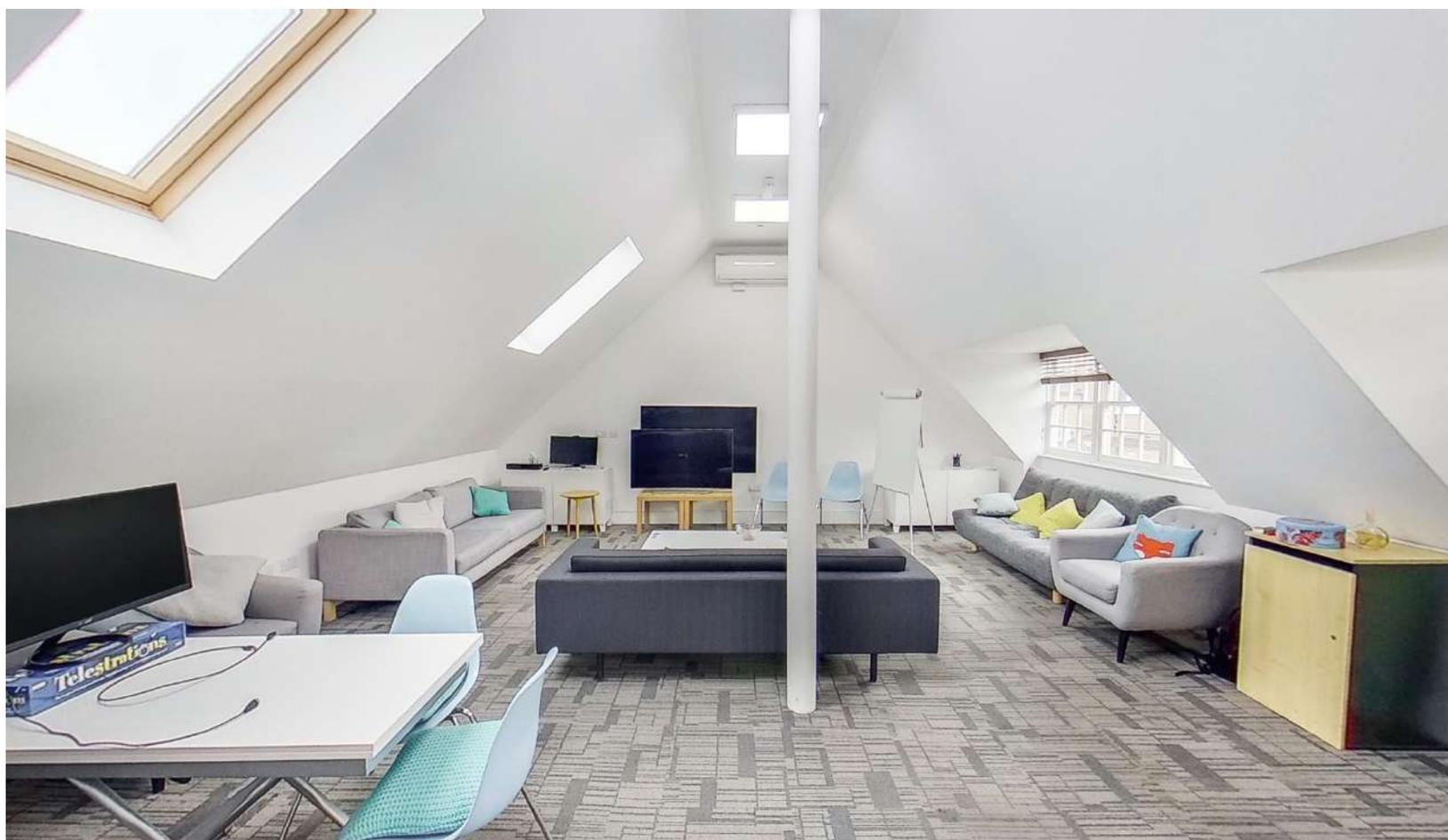
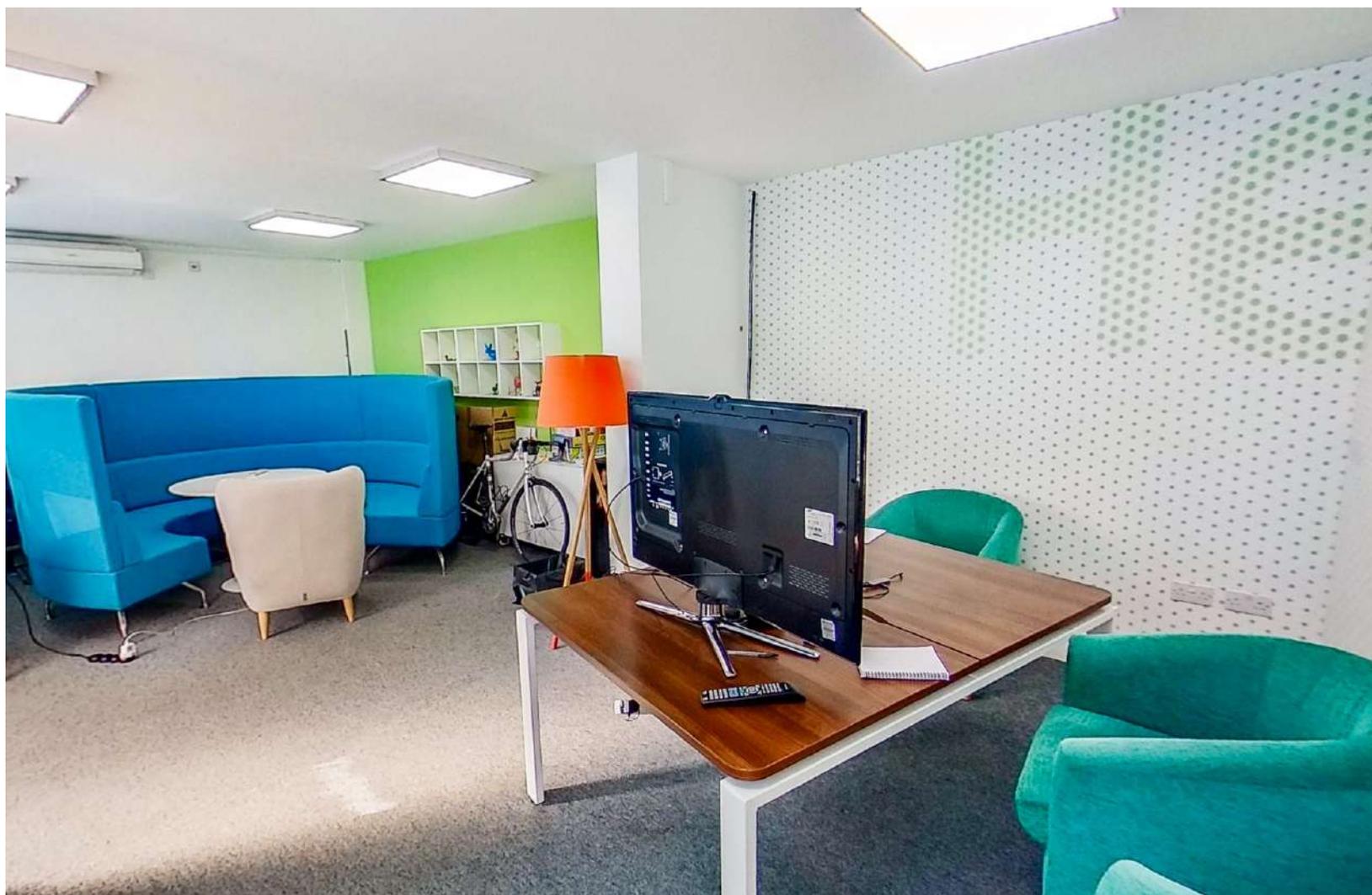
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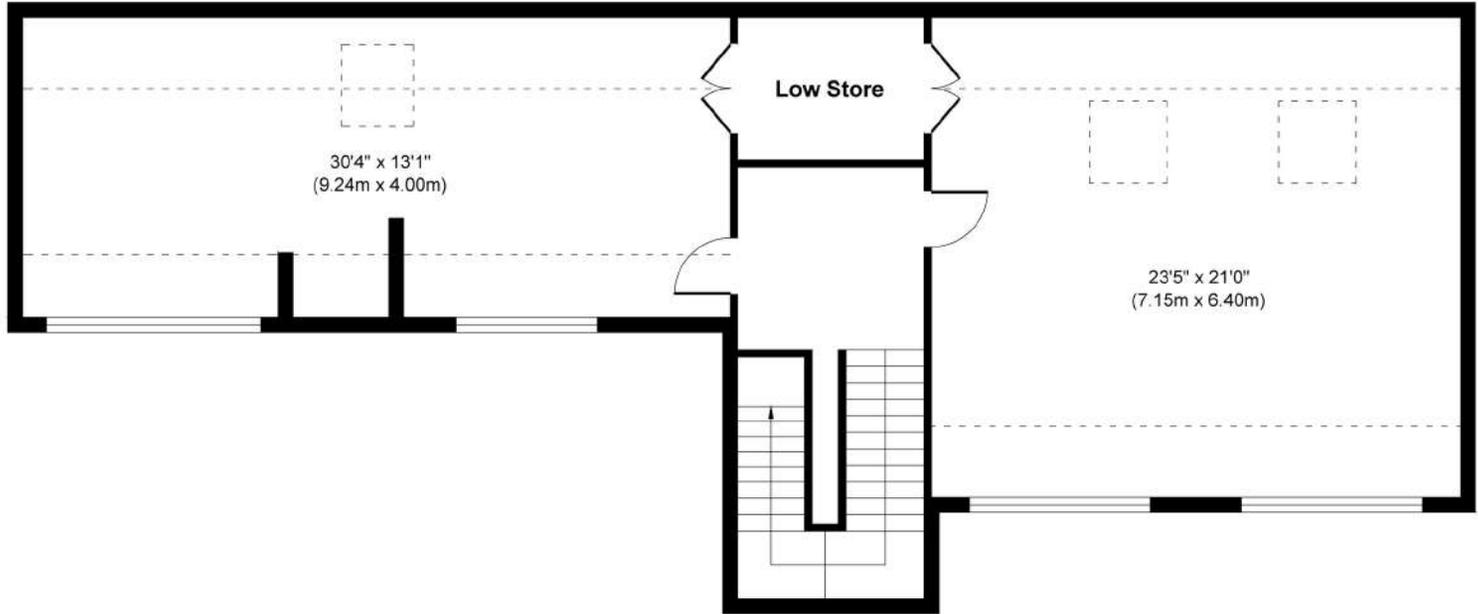
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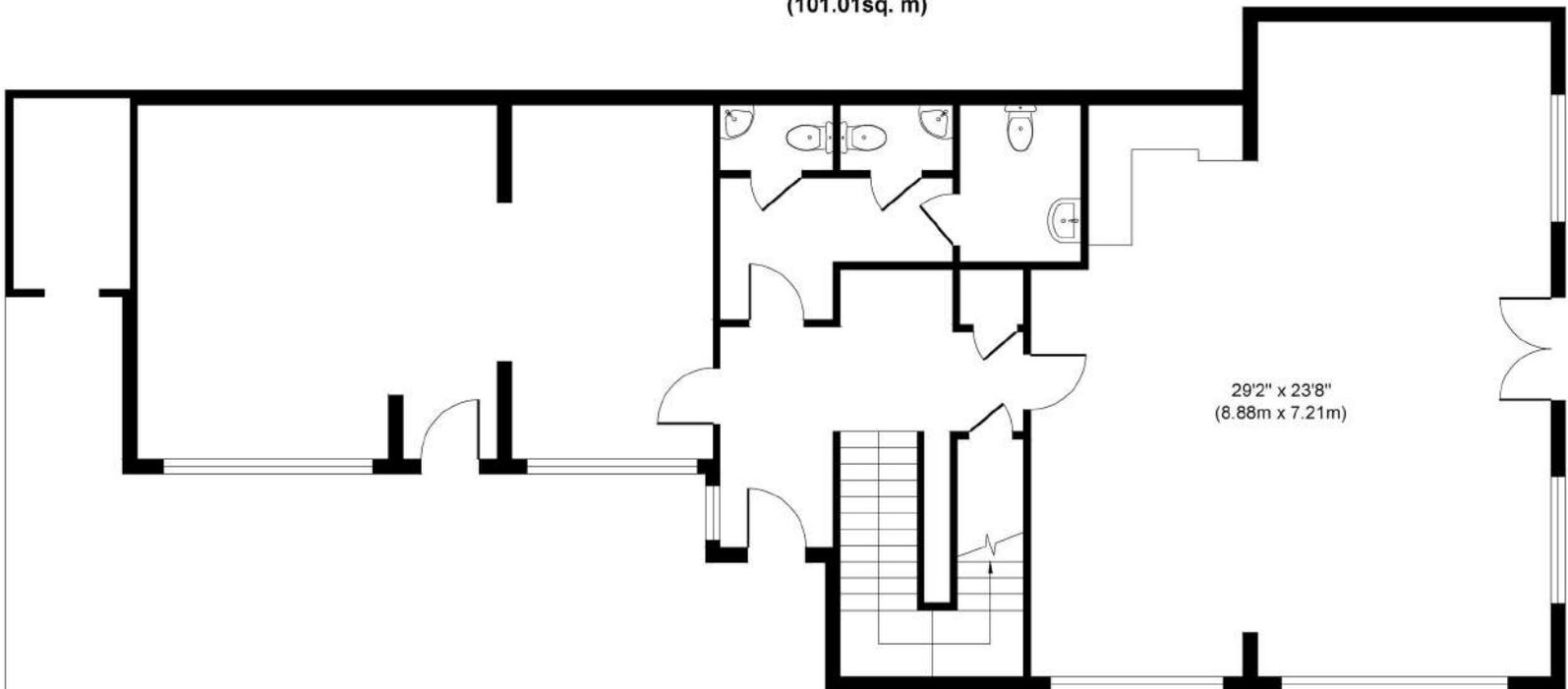


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# 1 Scout Lane, SW4



**First Floor**  
Approximate Floor Area  
1087 sq. ft  
(101.01sq. m)



**Ground Floor**  
Approximate Floor Area  
1292 sq. ft  
(120.00 sq. m)

**Evans Pearson**  
Chartered Surveyors

**Approx. Gross Internal Floor Area 2397 sq. ft / 221.02 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