



## 28a Pickets Street, London SW12 8QB

TO  
LET

1319  
Sq Ft

£50,000  
Per annum excl.

Uses Considered:  
**MOST USES CONSIDERED**

### Description

The property comprises a unique open plan studio / office space ready for immediate occupation.

The ground floor offers a reception area, open plan workspace area with kitchenette and WC facilities whilst upstairs there is a boardroom / meeting room leading onto a mezzanine balcony.

The Landlord would consider most uses but office/studio based are preferred.

Furniture, fixtures, fittings and handover condition are to be agreed.

### 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

£50,000 per annum exclusive

### Tenure

The property is available by way of a new 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  
TBC TBC Lambeth

LTA 1954  
Negotiable

Utilities  
Single Phase Electricity,  
Air Con.

### Accommodation

Floor	Sq M	Sq FT
Ground:	102.90	1108
1st Floor:	19.60	211
<b>Total (GIA):</b>	<b>122.50</b>	<b>1319</b>

### Outside Space

Front Driveway suitable for loading and parking for 1 car.

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

### Business Rates

Rateable Value: £8,800  
Rates Payable (24/25): £0 pa\*

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



# Evans Pearson

Chartered Surveyors

Contact:

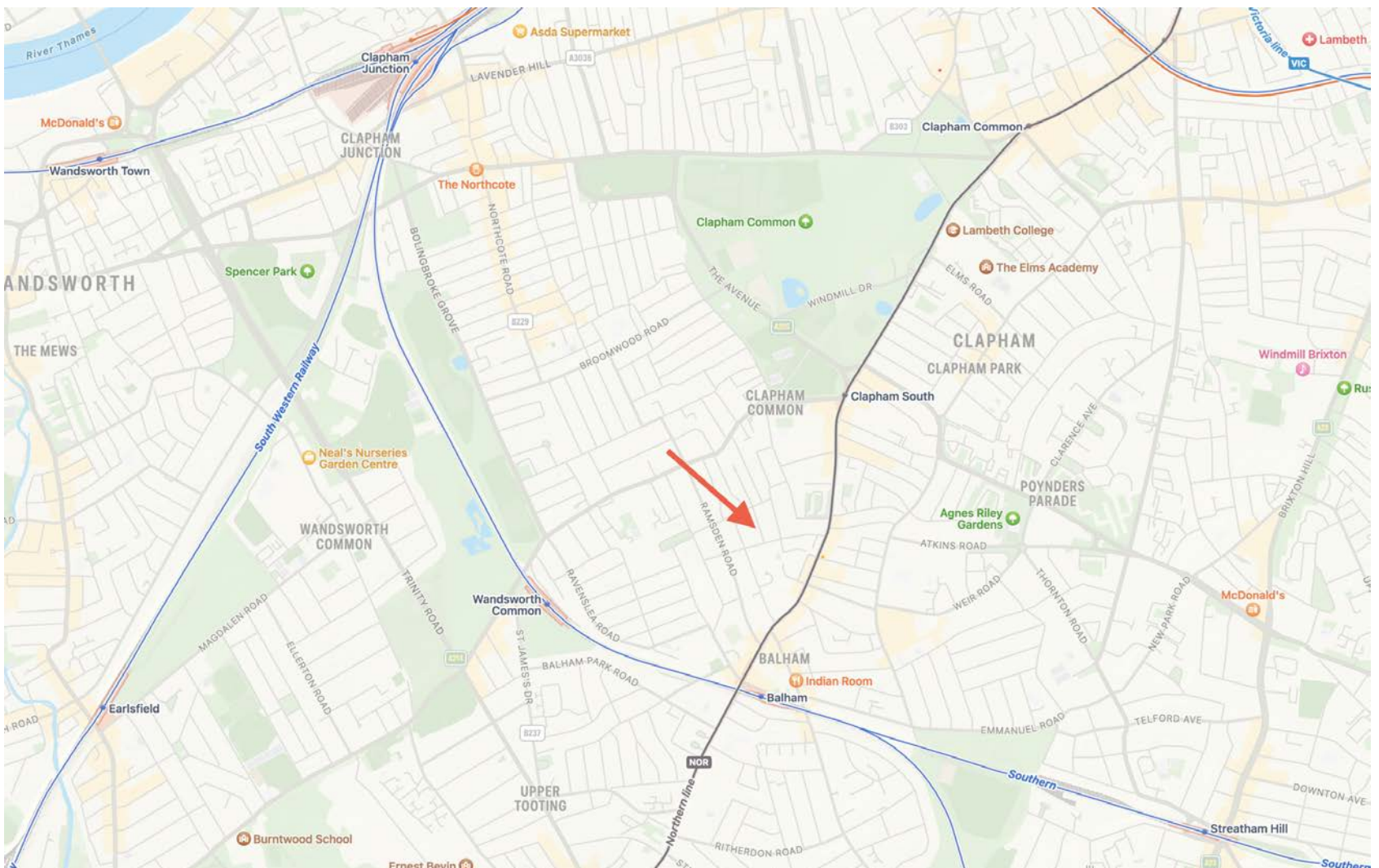
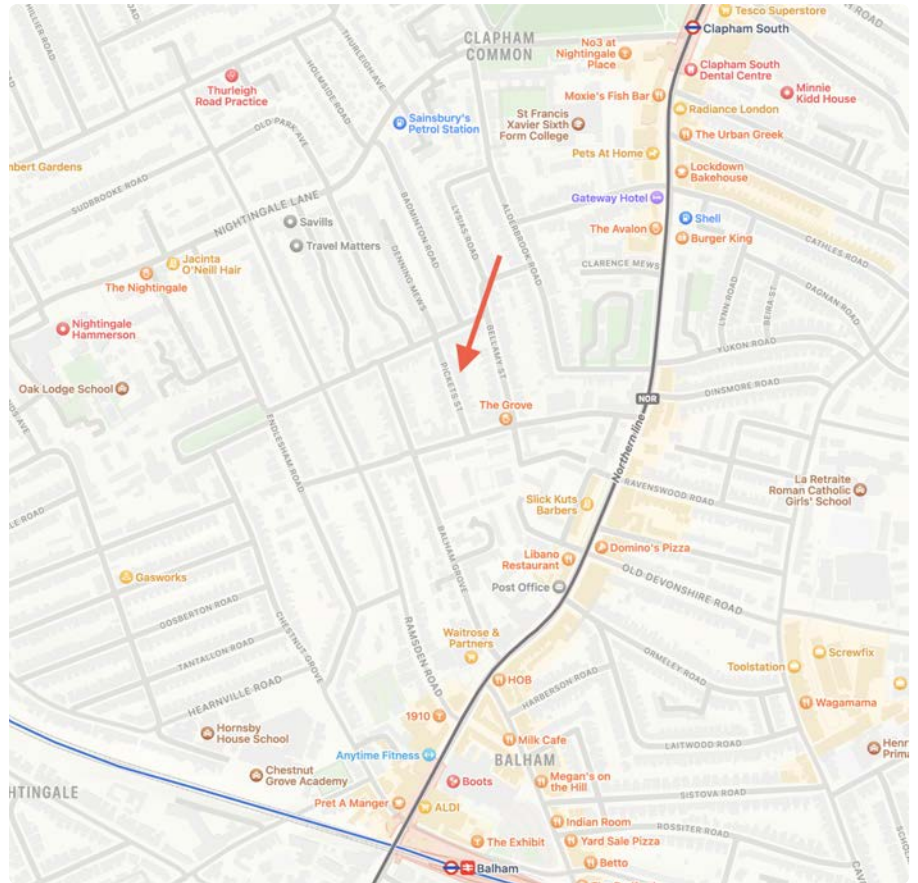
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Clapham Old Town  
London  
SW4 0LG

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## Location

The property is located on a quiet residential street, set away from the main road in SW12. Half way between the two Town Centres, Balham and Clapham South are both 10 mins walk away and provide connections to the Northern Line and National Rail Services, whilst the main road (A24) provide excellent road connections and bus routes.



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*

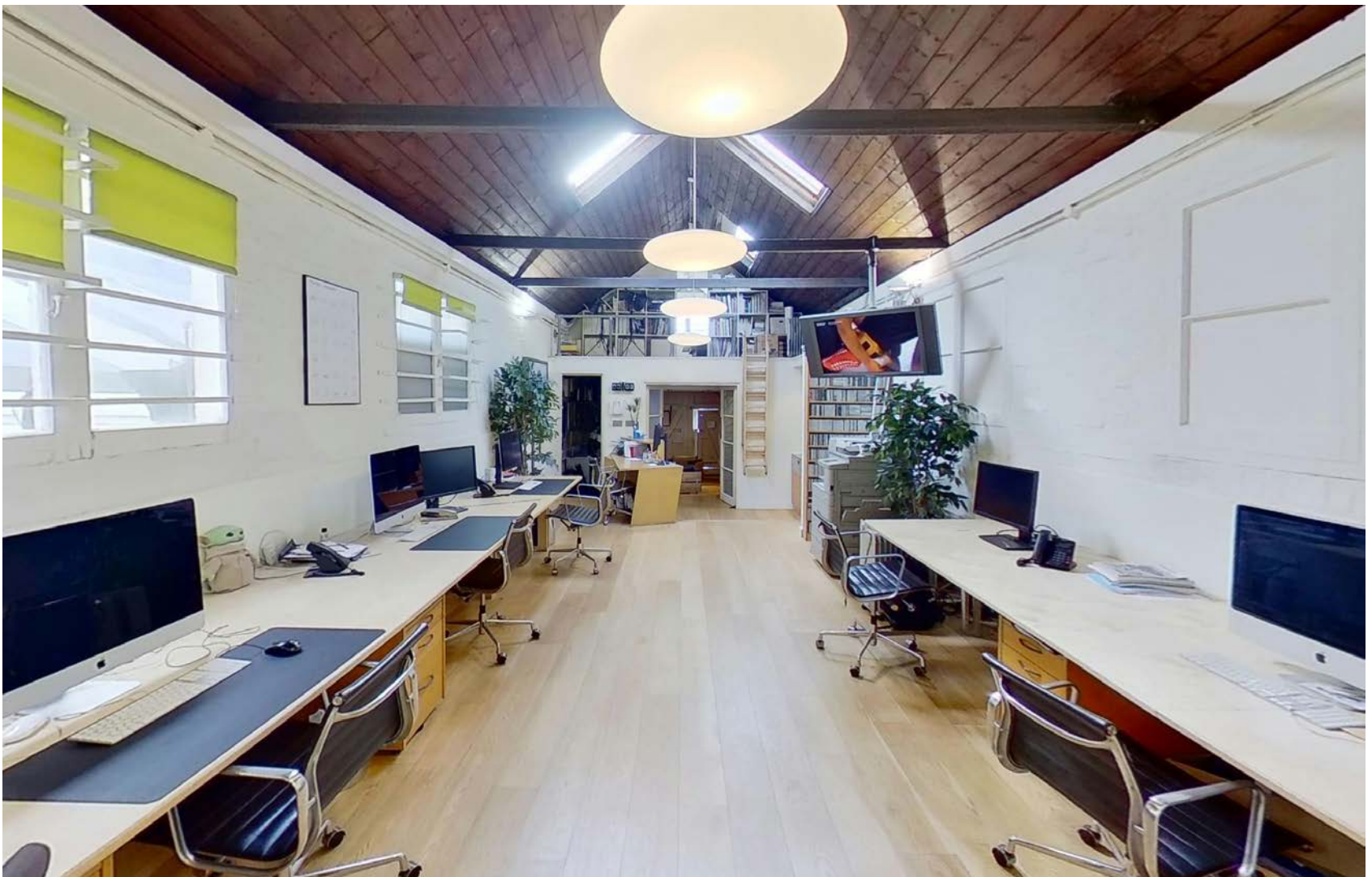
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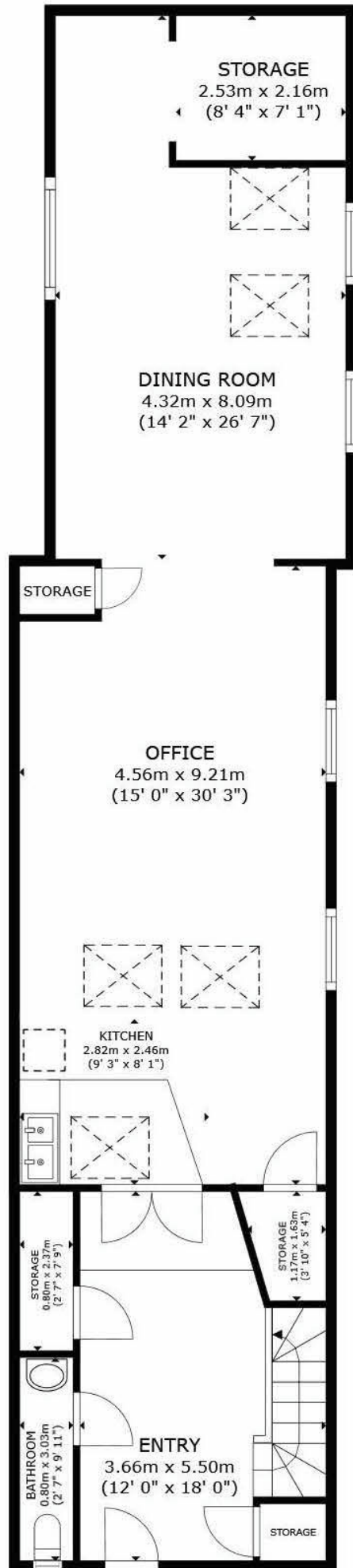
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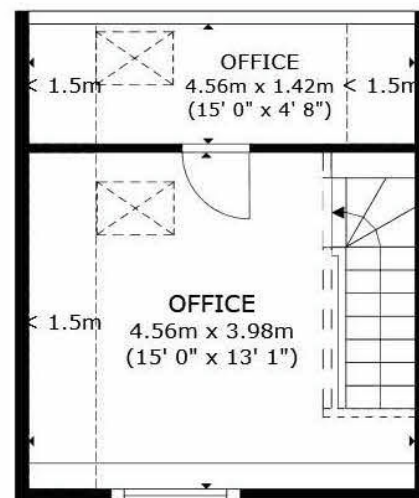
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**FLOOR 1**



**FLOOR 2**

**GROSS INTERNAL AREA**  
**FLOOR 1 102.9 m<sup>2</sup> (1,108 sq.ft.) FLOOR 2 19.6 m<sup>2</sup> (211 sq.ft.)**  
**EXCLUDED AREAS : REDUCED HEADROOM 5.5 m<sup>2</sup> (59 sq.ft.)**  
**TOTAL : 122.6 m<sup>2</sup> (1,319 sq.ft.)**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.