



36 Bromells Road, London, SW4 0BG

TO
LET

912
Sq Ft

£28,000
Per annum excl.

Uses Considered:
E

Description

The property comprises a large open plan office on the ground floor of a mixed use building with a private entrance direct from Bromells Road.

Currently arranged with a reception area and private office to the front, and a divisional half wall separating the main bank of desks to the rear.

The property has the benefit of a kitchenette and demised WC to the rear.

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

£28,000 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:

Next Rent Review: Negotiable

Break Clause: Negotiable

EPC

TBC

VAT

No

Local Authority

LB Lambeth

LTA 1954

Negotiable

Uses Considered:
E

Accommodation

	Sq M	Sq FT
Ground:	84.72	912
First:	0.00	0
Total (GIA):	84.72	912

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value:	£24,500
Rates Payable (21/22):	£12,226 pa*
Service Charge (Est)	£3,400
Insurance (Est)	

Utilities

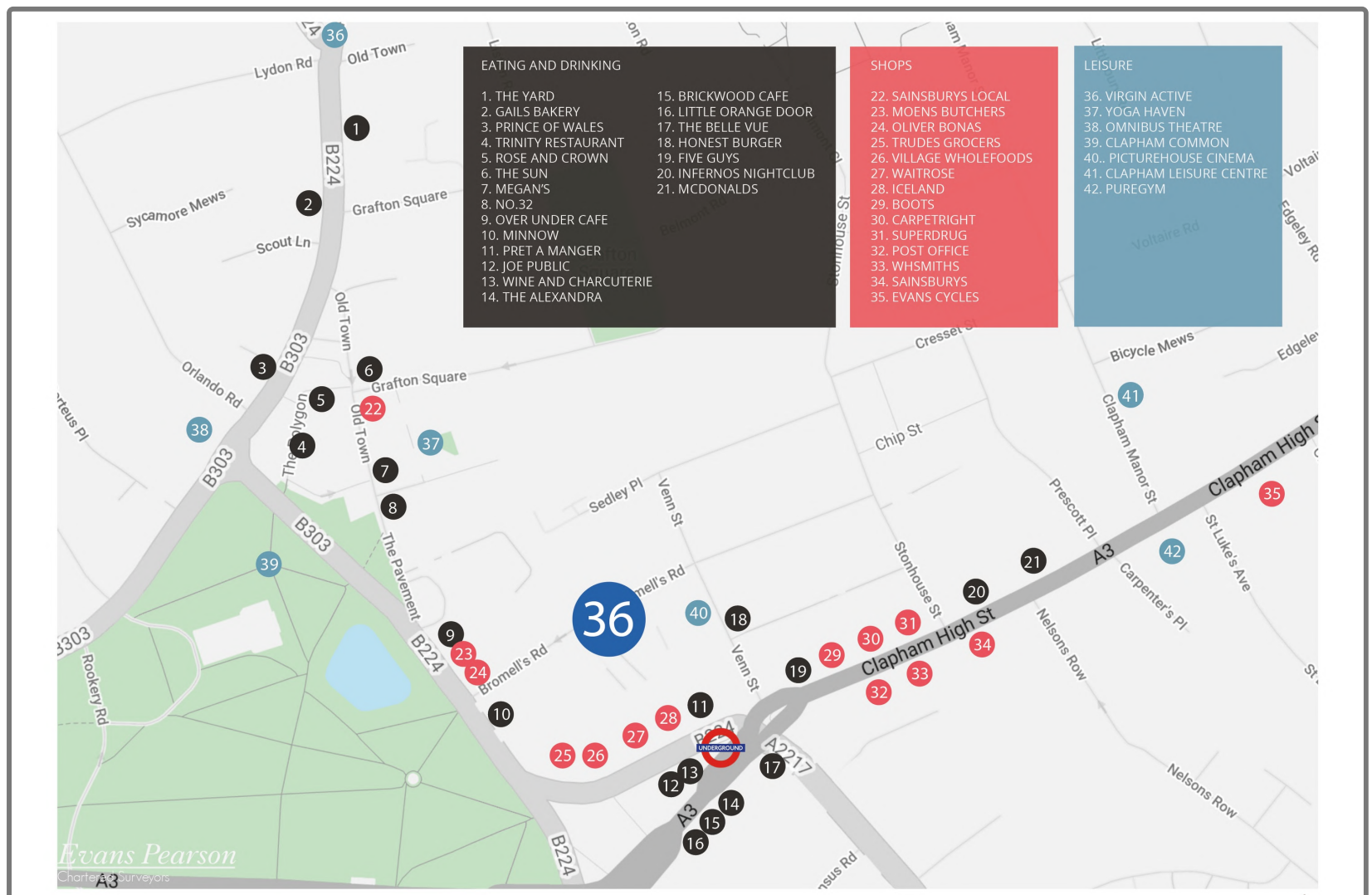
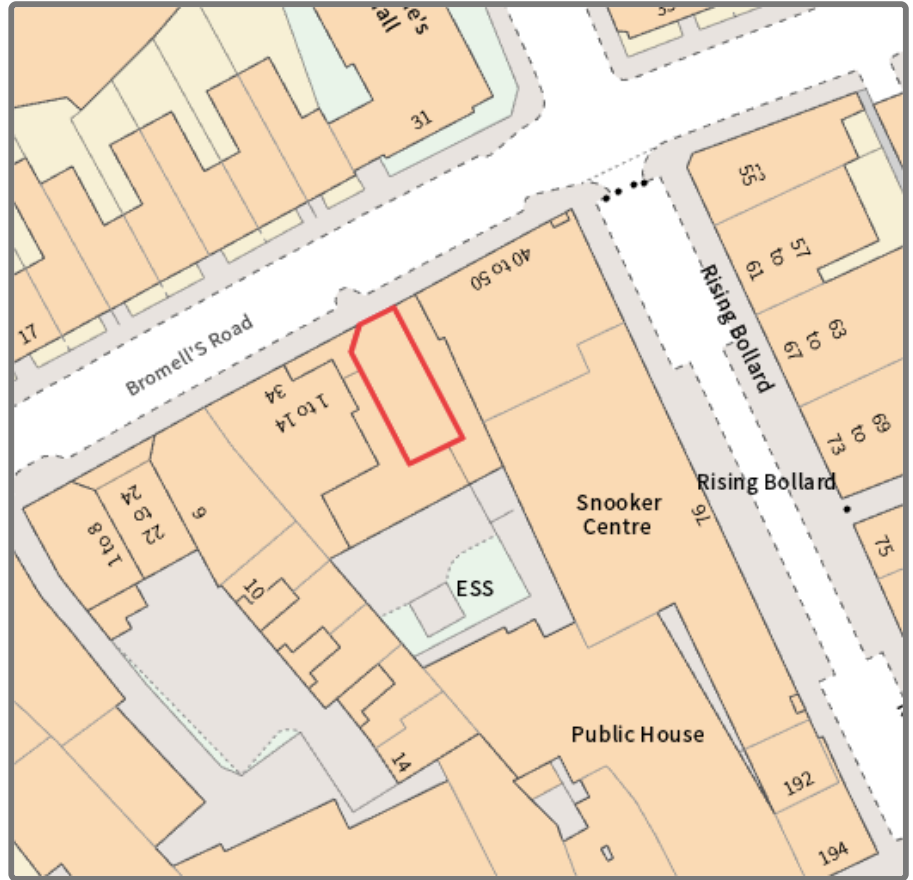
Single Phase.

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

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.



Evans Pearson

Chartered Surveyors

Contact:

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

1 Princes Close
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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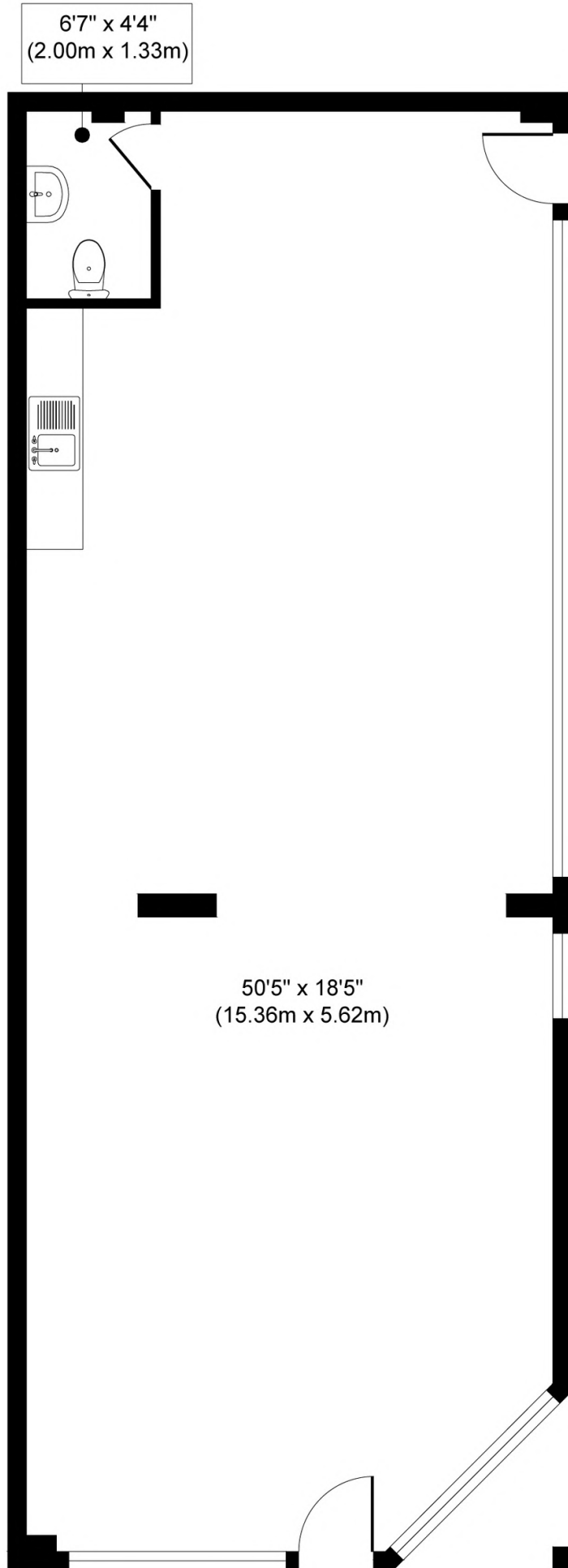
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36 Bromells Road, London SW4



Floor Plan
Approximate Floor Area

911 sq. ft
(84.72 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 911 sq. ft / 84.72 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