



1st Floor, 53 Cavendish Road, London SW12 0BL

TO
LET

896
Sq Ft

£26,880
Per annum excl.

£30.00
Per Sq Ft

Uses Considered:
E (Office)

Description

The property comprises a recently redecorated office in a period property. High Ceilings, large bay window, and a 1450 sqft communal garden make this property a truly nice place to work.

The accommodation is split into 3 main office rooms - the largest to the front, and two smaller rooms to the rear. There are two WC's, a separate kitchen, and a storage room. We understand the property also has the benefit of 1 parking space. Please see the floor plan and virtual tour for a greater understanding of the layout.

The property is available on a new lease, terms to be negotiated. Subject to contract.

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

£26,880 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: Immediately
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC VAT Local Authority
E No LB Lambeth

LTA 1954
Outside

Utilities
Single Phase.
A/C

Accommodation (NIA)

	Sq M	Sq FT
Ground:	0.00	0
First:	83.23	896
Total (NIA):	83.23	896

360 Tour and Floor Plan Available

Rates / Service Charge

Rateable Value:	£15,250
Rates Payable (21/22):	£7,610 pa*
Service Charge (Est)	£2,500 pa
Insurance (Est)	In S.Charge

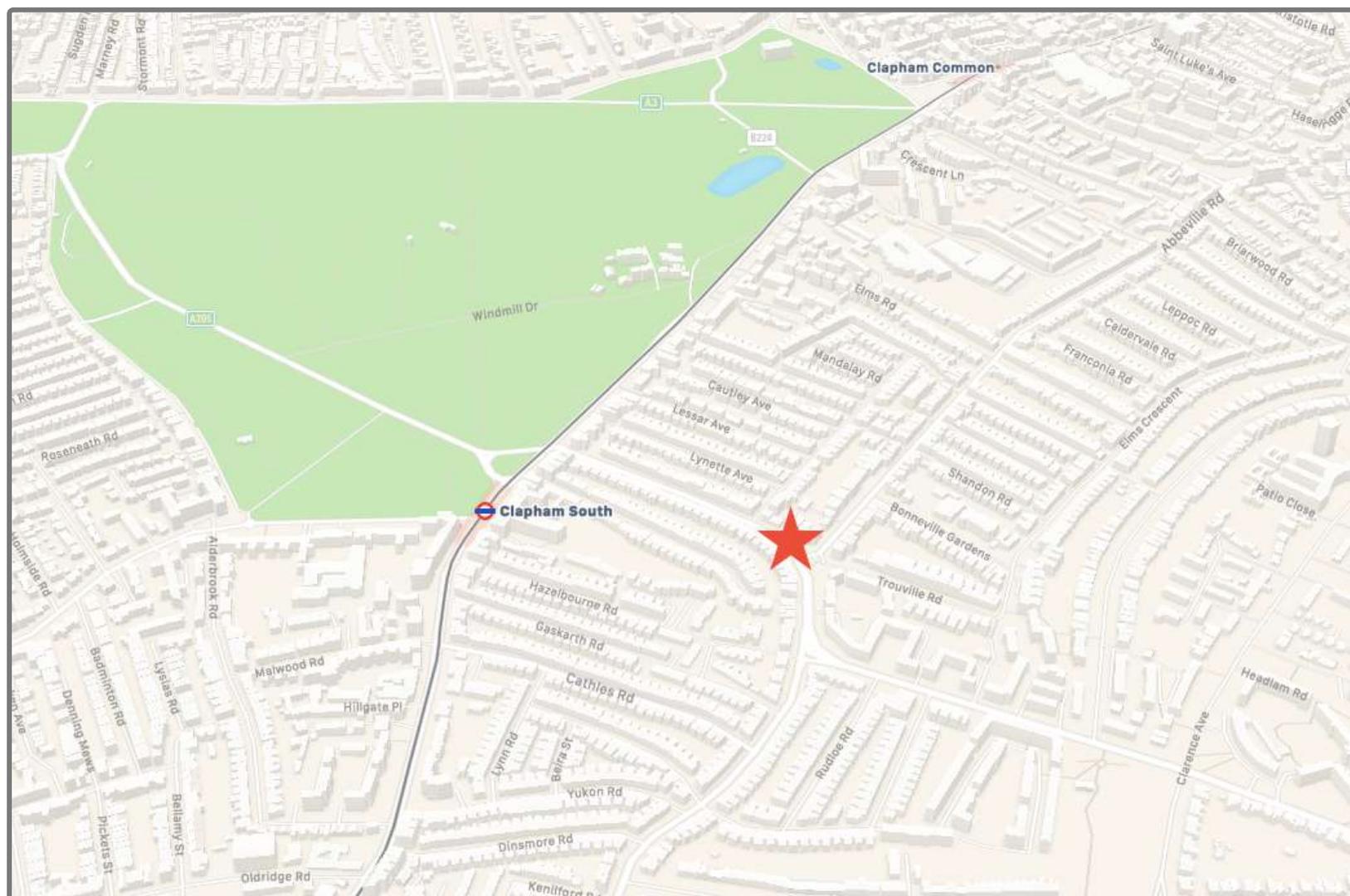
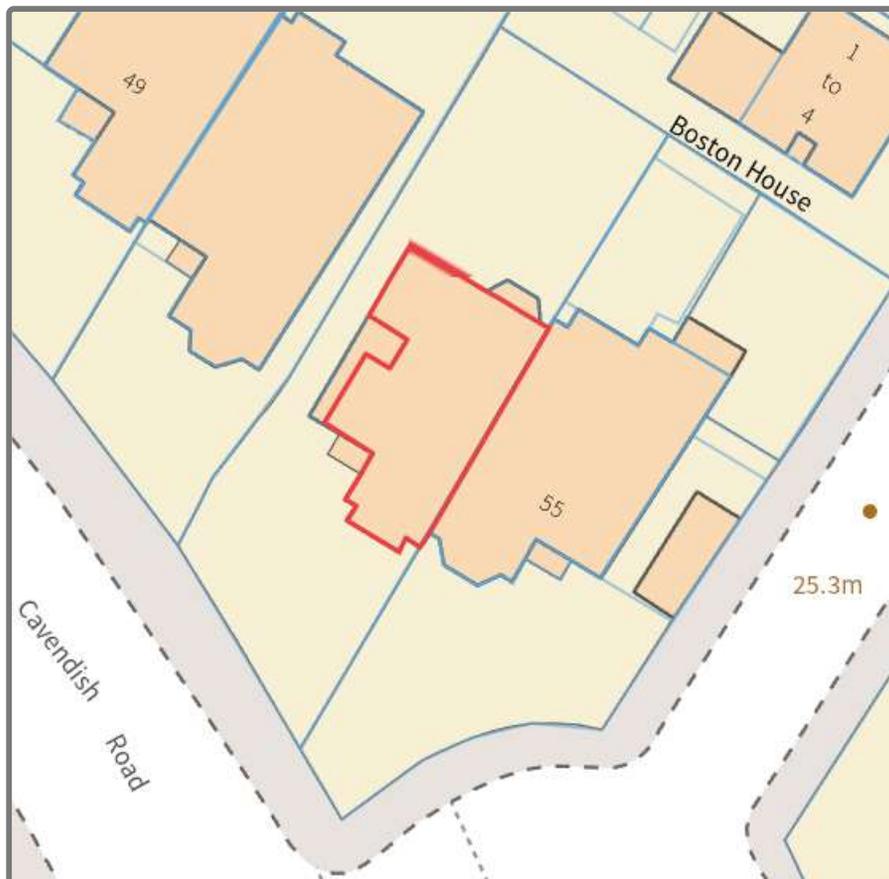
*Rates Payable may include small business rates and transitional relief. Parties must make their own enquiries to ensure this is correct.

Location

The property is situated on 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

Contact:

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

1 Princes Close
Clapham Old Town
London
SW4 0LG

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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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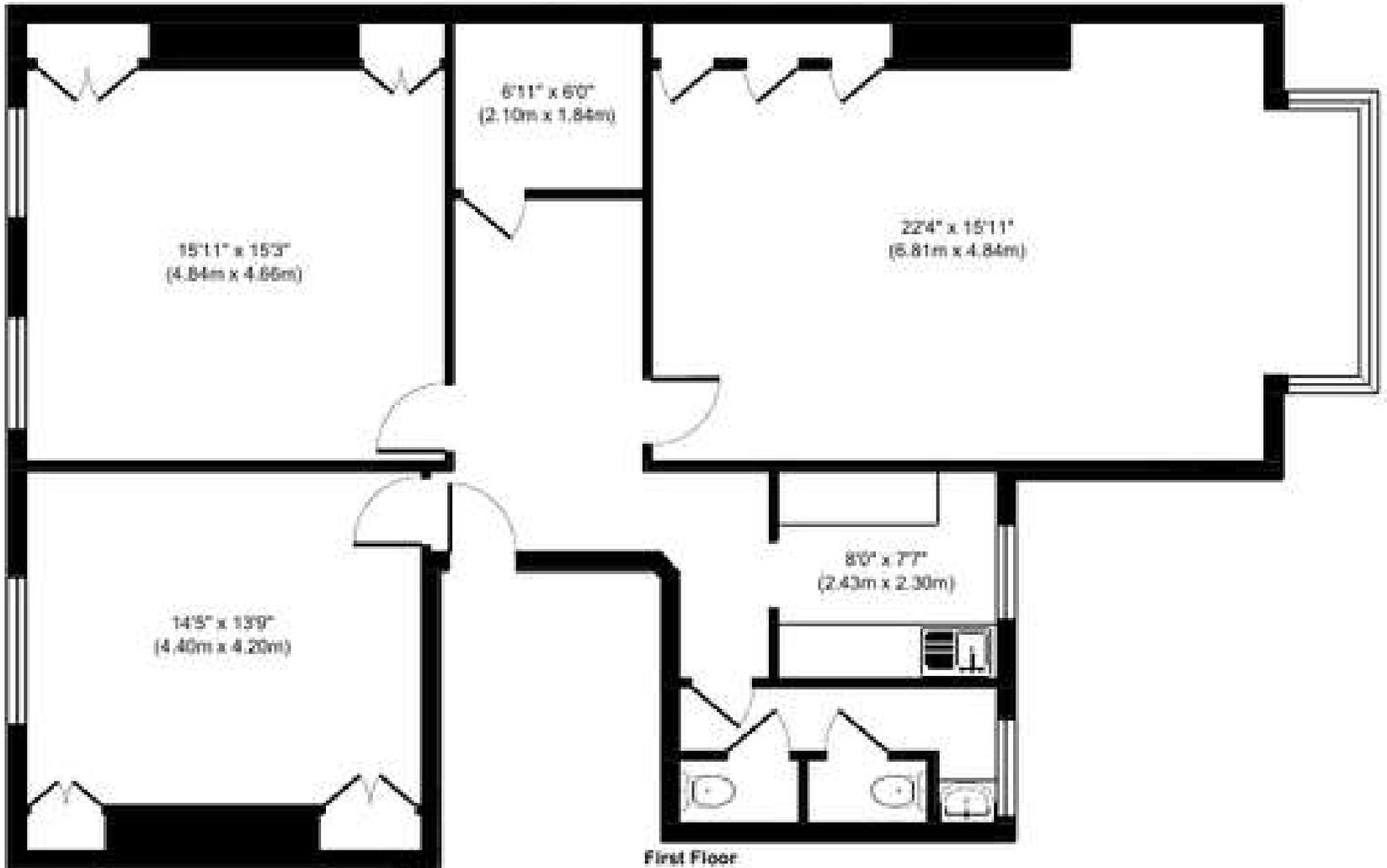
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First Floor
Approximate Floor Area
1137 sq. ft
(105.65 sq. m)

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Chartered Surveyors

Approx. Gross Internal Floor Area 1137 sq. ft / 105.65 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