



11 Clapham Park Road, London SW4 7EE

TO LET

3536  
Sq Ft

£110,000  
Per annum excl.

Uses Considered:  
ALL USES CONSIDERED

Description

The property comprises a 4 storey office building with prominent retail frontage on Clapham Park Road.

The ground, 1st, and 2nd floors all have ceiling heights in excess of 3m, and a full basement ceiling height in excess of 2.4m.

Although currently subdivided into offices, the divisional walls can be removed to create mostly open plan footplates throughout.

We believe the opportunity would be suitable for any office or medical use, but also the large garden to the rear opens up the options for others such as a nursery or restaurant/cafe.

The property is currently occupied by live-in guardians so viewings must be arranged via sole agents Evans Pearson.

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£110,000 per annum

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:	None

EPC	VAT	Local Authority
B	No	LB Lambeth

LTA 1954  
Negotiable

Local Authority  
LB Lambeth

Utilities  
Gas,1 Phase  
Electricity

Accommodation

	Sq M	Sq FT
Ground:	97.88	1054
Basement:	85.42	919
First:	72.80	784
Second:	72.37	779
Third:	0.00	0
Outside:	94.30	1015
Total (GIA):	328.47	3536

\*360 Tour and Floor Plan Available\*

Rates / Service Charge

Rateable Value:	£60,000
Rates Payable (21/22):	£30,720 pa*
Service Charge (Est)	TBC pa

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



## Location

Clapham is an affluent residential urban district in the London Borough of Lambeth, 4 miles South of central London.

Neighbouring districts including Brixton, Balham, Battersea, Wandsworth and Stockwell all within a 2 mile radius.

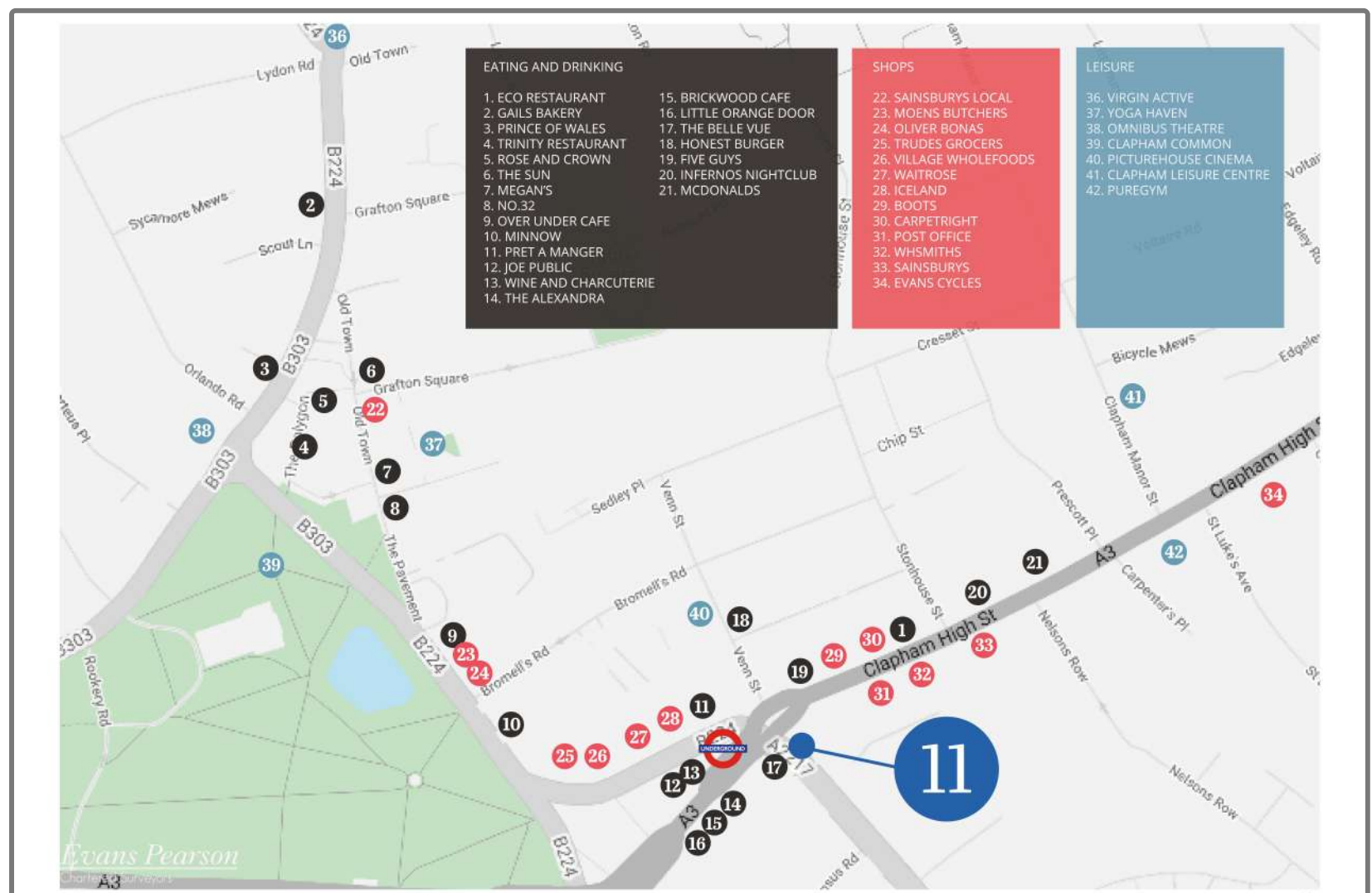
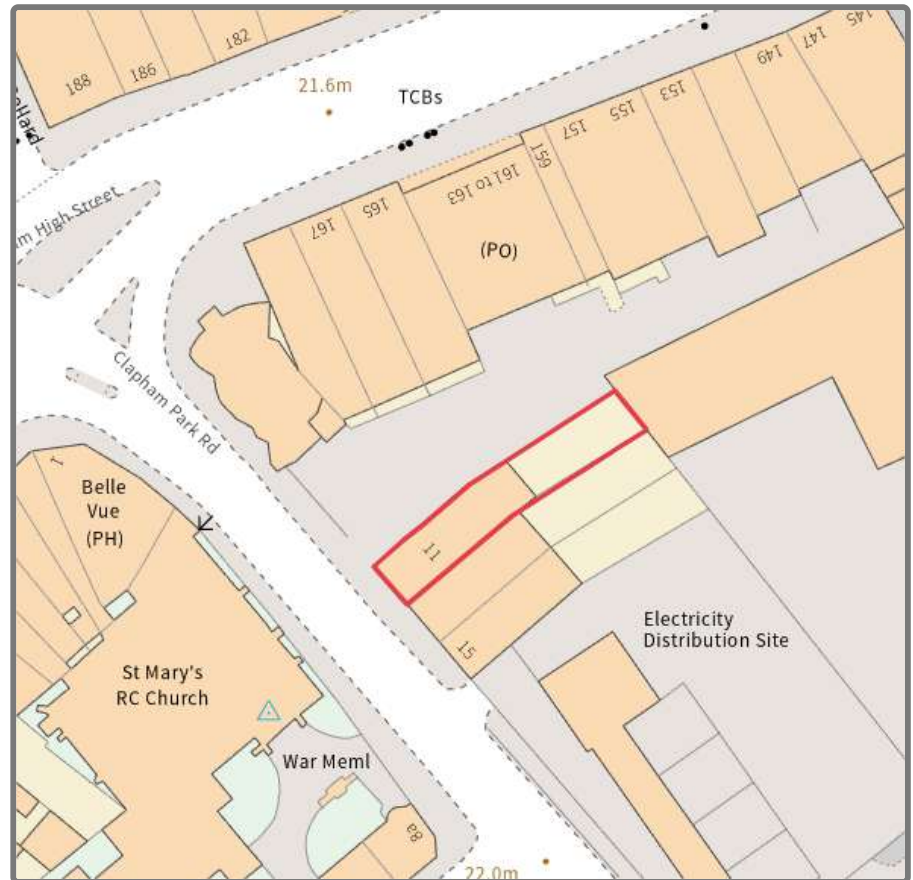
The area is serviced by the South Circular (A205) and the A3 (Clapham High Street) providing fast vehicular routes out to the M25 and into Central London.

The area benefits from multiple bus routes, including regular services to Clapham Junction Mainline Rail Station.

As well as the 220 Acre public Common, Clapham is known for its bustling High Street, excellent restaurants, and vibrant night life.

Clapham Common Station is a 1 minute walk away and provides underground connections via the Northern Line.

Clapham High Street Station is an 8 minute walk down the high street and provides access to the Overground Line.





# Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc  
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020 7819 2380

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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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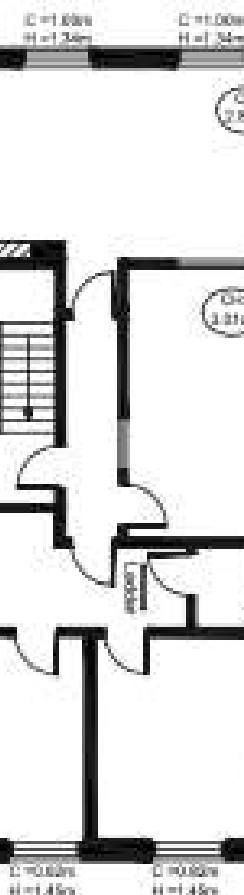
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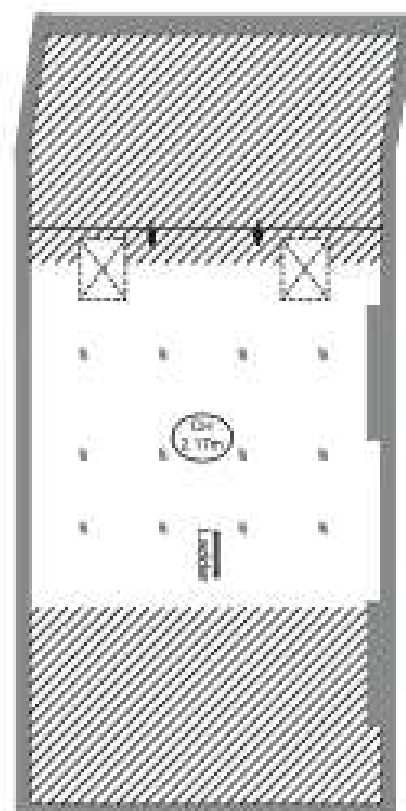
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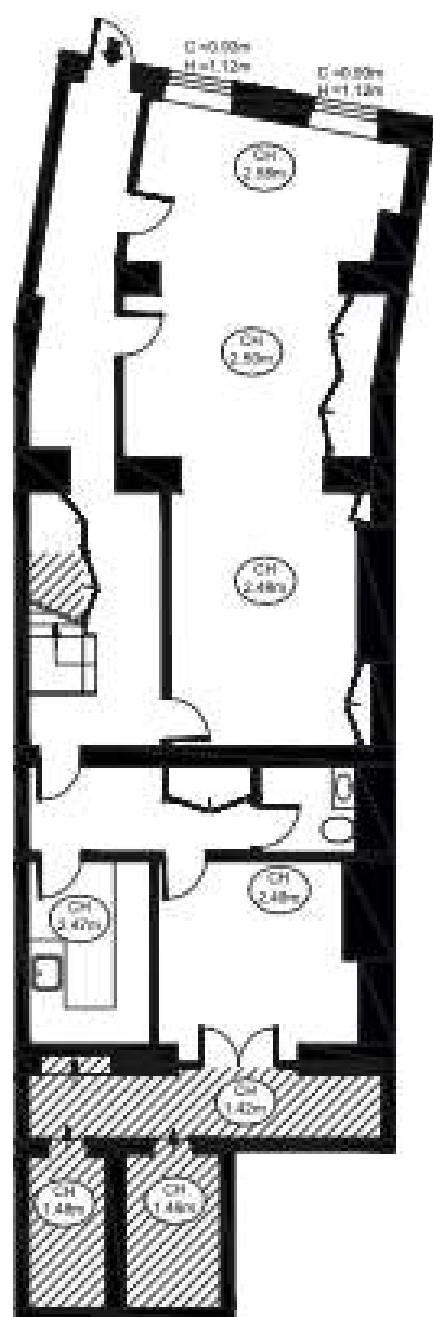
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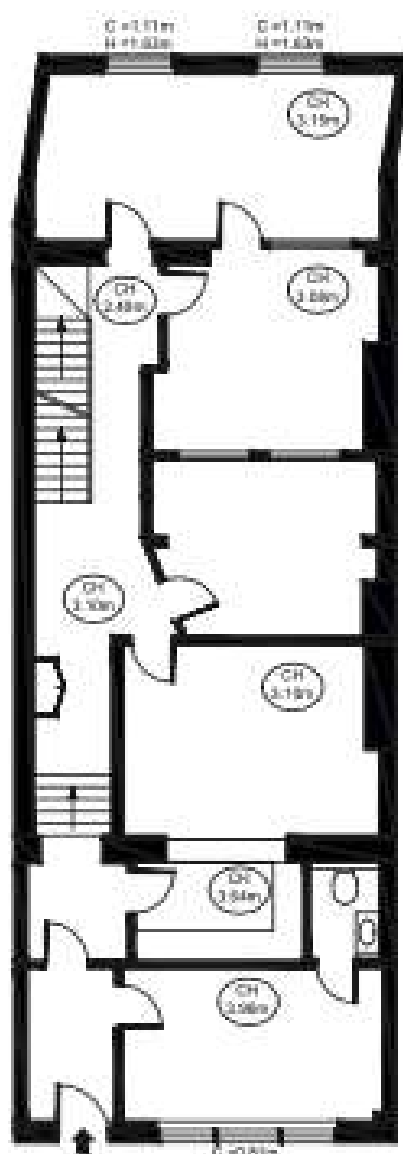
**Second Floor**  
Approximate Gross Internal Area  
17,317 sq m / 179,543 sq ft



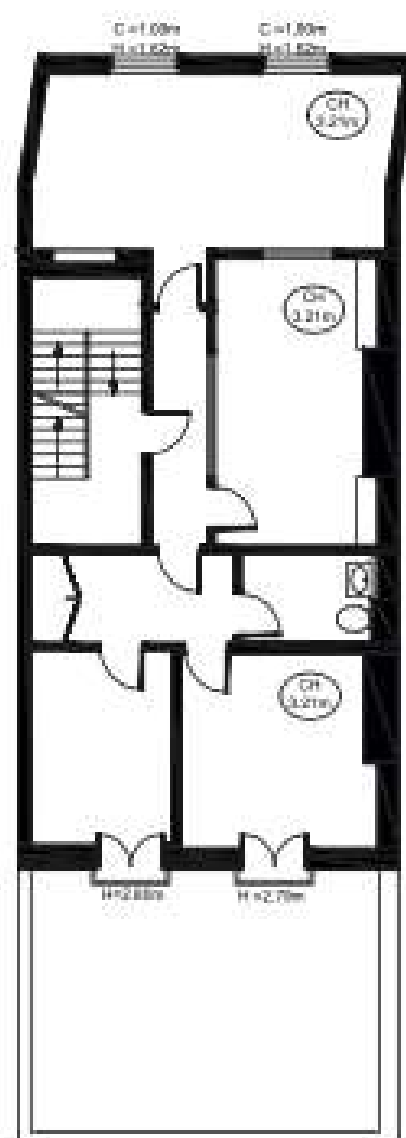
Third Floor  
Approximate Gross Internal Area  
332,000 sq. ft. / 3,532 sq. ft.



**Linear Ground Floor**  
Approximate Gross Internal Area  
85.42 sq. m / 919 sq. ft



**Ground Floor**  
Approximate Gross Internal Area  
57.98 sq m / 623.5 sq ft



**First Floor**  
approximately 1000 sq. ft. (93 sq. m.)  
72.80 sq. m. / 784 sq. ft.