



278-280 Balham High Road, London SW17 7AL

TO
LET

5897
Sq Ft

£150,000
Per annum excl.

Uses Considered:
All Commercial Uses

Description

The property comprises nearly 6,000 sqft over 4 floors, accessed via stairs, lift and platform lift.

Previously "Trinity Medical Centre" the space is currently configured as a doctors surgery with a Reception, Storage, Filing and Plant Rooms on the Ground and Basement levels and offices on the First Floor Mezzanine. The Second Floor provides 9 Consultation Rooms, further office and storage space, WC facilities, sluice, and patient waiting area.

Available on a new lease, the Landlord will consider most uses although medical operators are preferred.

Please see floor plans and virtual tour for a better understanding of the space.

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

£150,000 per annum

Tenure

New Lease Terms to be agreed.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

C

VAT

YES

Local Authority

Wandsworth

LTA 1954

Negotiable

Utilities

Single Phase Electricity,
A/C, Gas.

Accommodation

Floor	Sq M	Sq FT
Ground:	56.72	611
Basement:	99.41	1070
1st Floor (Mezz):	93.58	1007
2nd Floor:	298.13	3209
Total (GIA):	547.84	5897

Outside Space
None.

Floor Plan and 360 Tour Available

Business Rates

Rateable Value: £40,000
Rates Payable (24/25): £19,960 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:

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

1 Princes Close
Clapham Old Town
London
SW4 0LG

evanspearson.co.uk

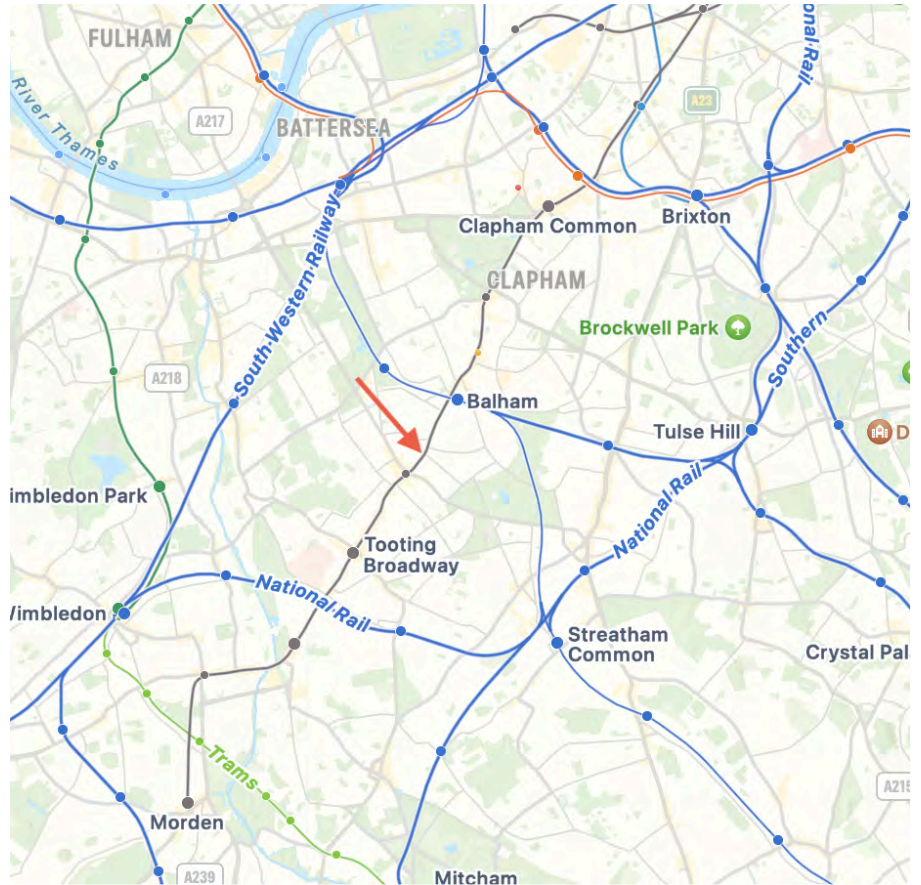
Location

The property is located in a prominent position on Balham High Road (A24), between Balham and Tooting Town Centres in South West London.

The immediate area is mostly residential, surrounded by affluent housing stock, with abundant amenities in the town centres in either direction.

Tooting Bec (Northern Line) is the nearest Underground Station, a 5 minute walk to the South. Balham Station is 8 mins walk to the North connecting you to the Northern Line, and National Rail Services.

Multiple bus routes operate along the road.



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

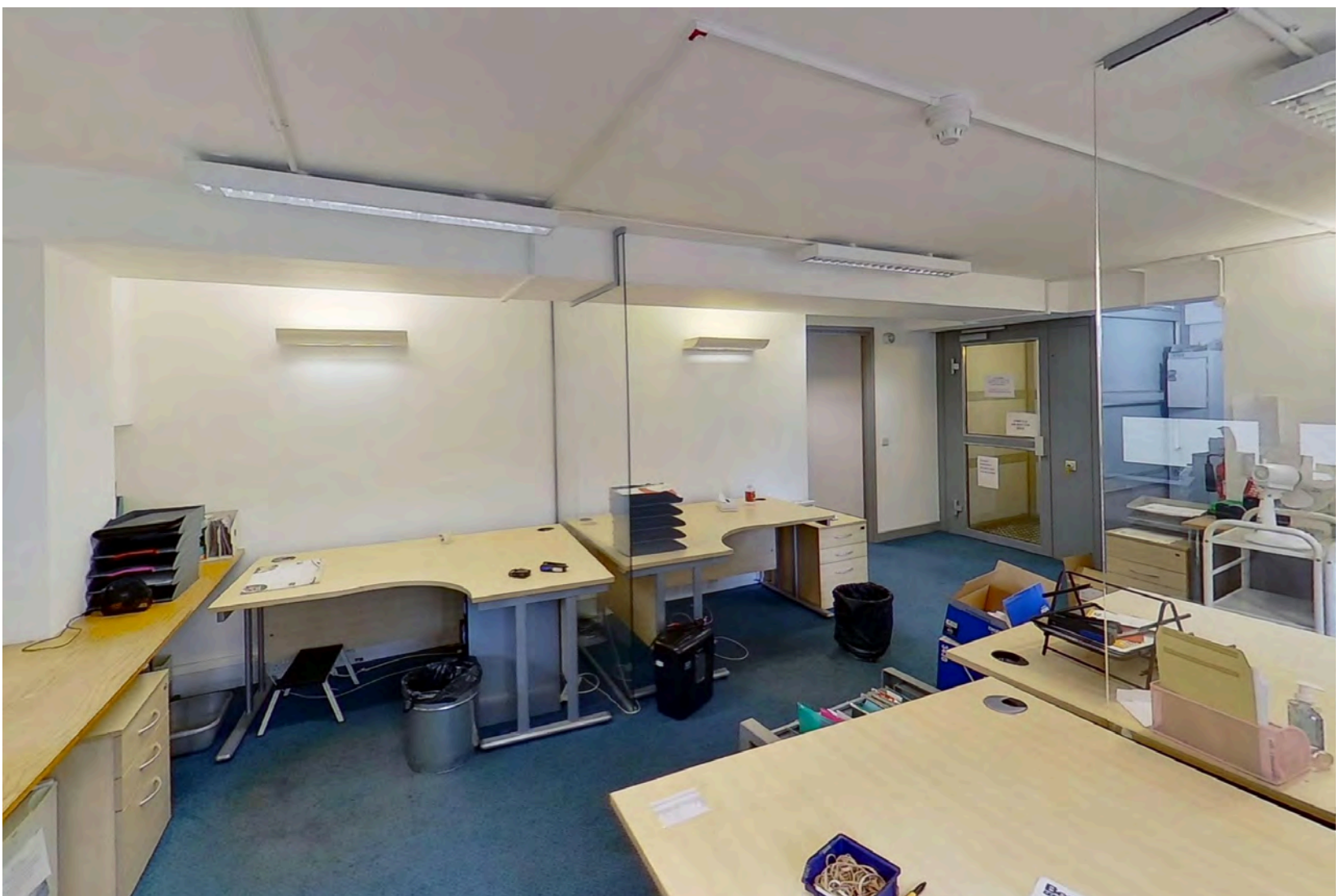
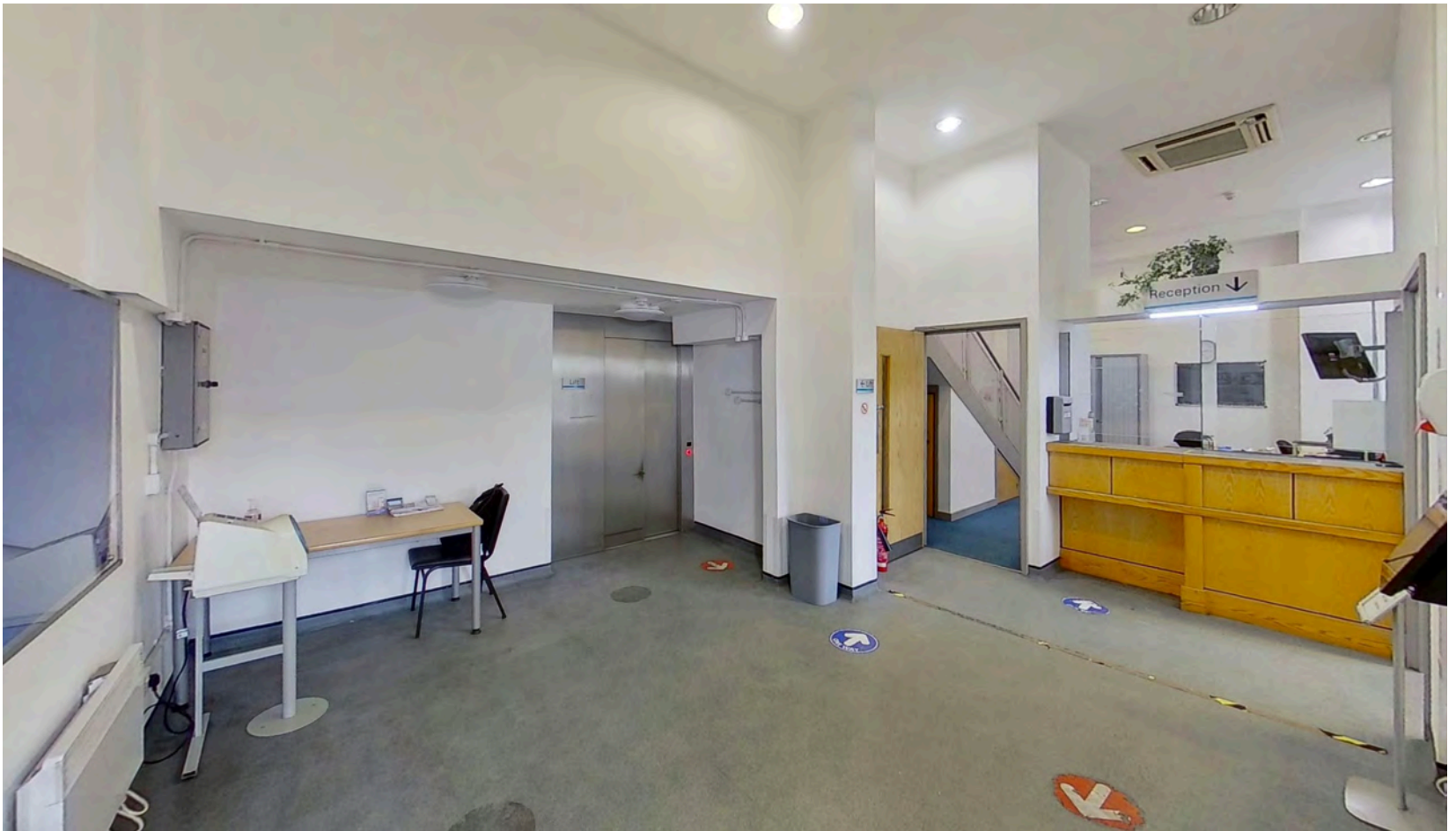
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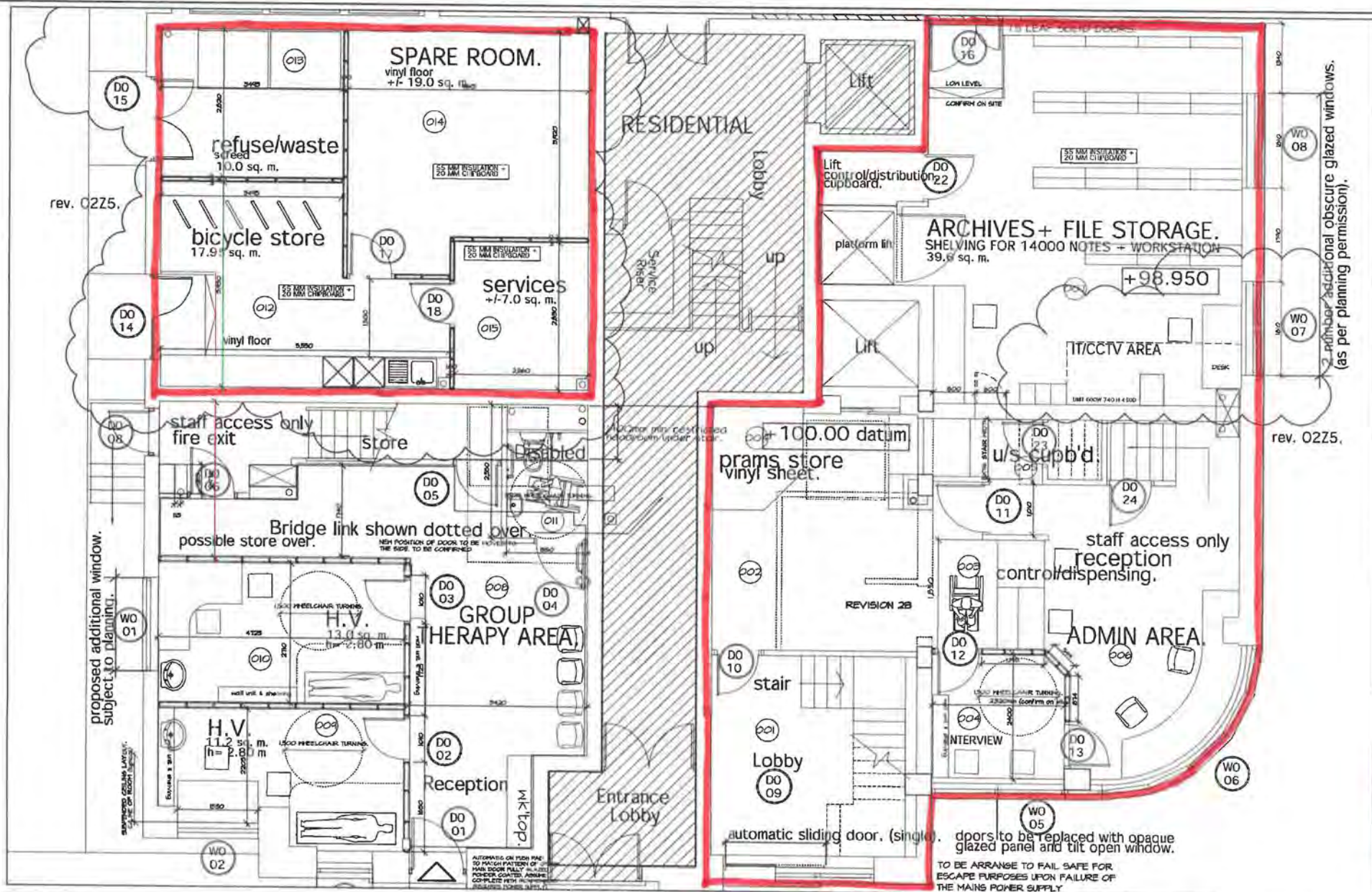
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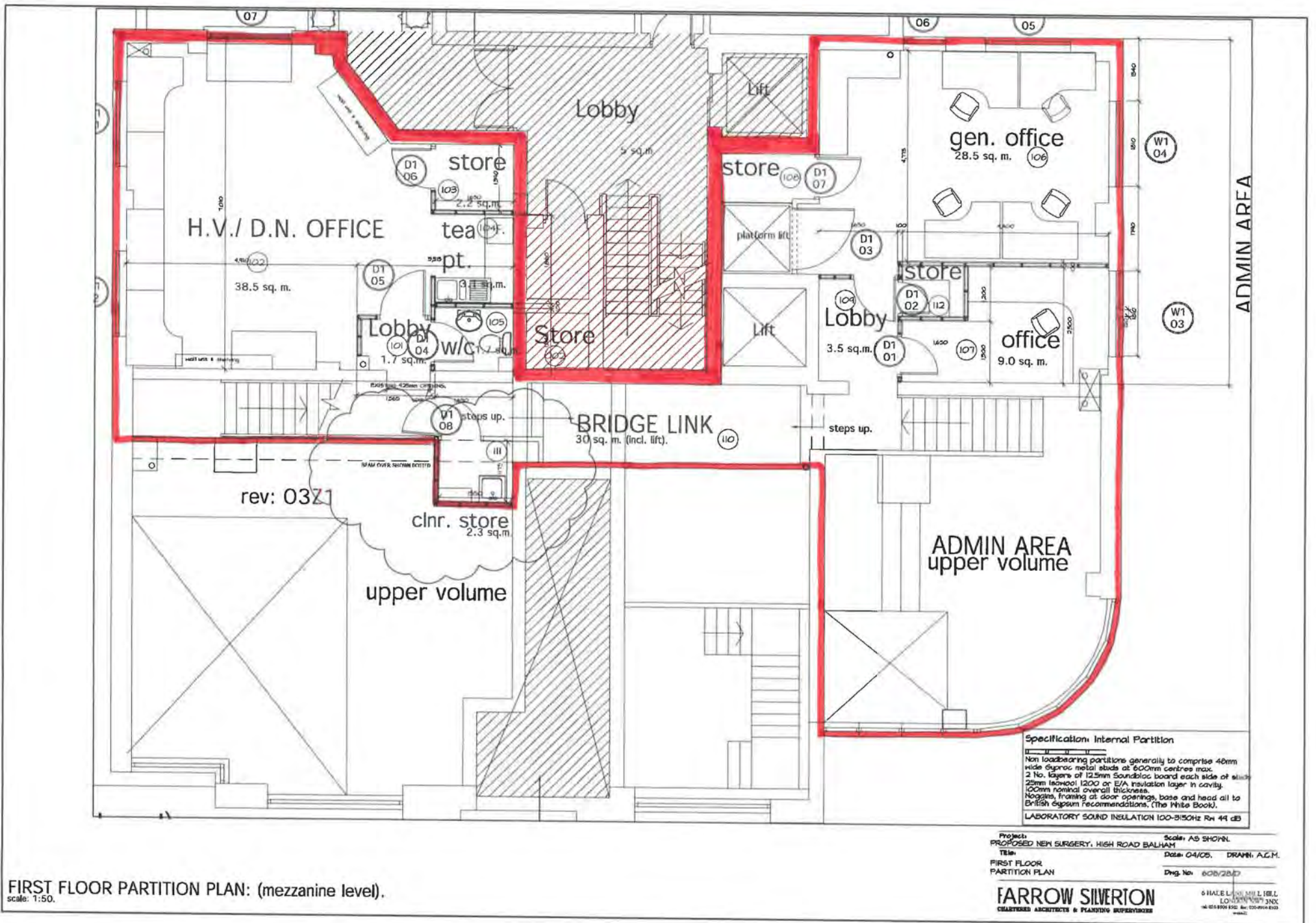
BASEMENT / GROUND FLOOR PARTITION PLAN
 scale: 1:50.

Specification: Internal Partition
 Non loadbearing partitions generally to comprise 46mm wide Gyproc metal studs at 600mm centres max. 2 No. layers of 12.5mm Soundbloc board each side of studs 25mm (nominal) 1200 or 1500mm insulation in cavity. 100mm nominal (nominal) thickness. Nagging, framing at floor openings, base and head all to British Gyproc Recommendations. (The White Book).
 LABORATORY SOUND INSULATION 100-5150Hz Pn 49 dB

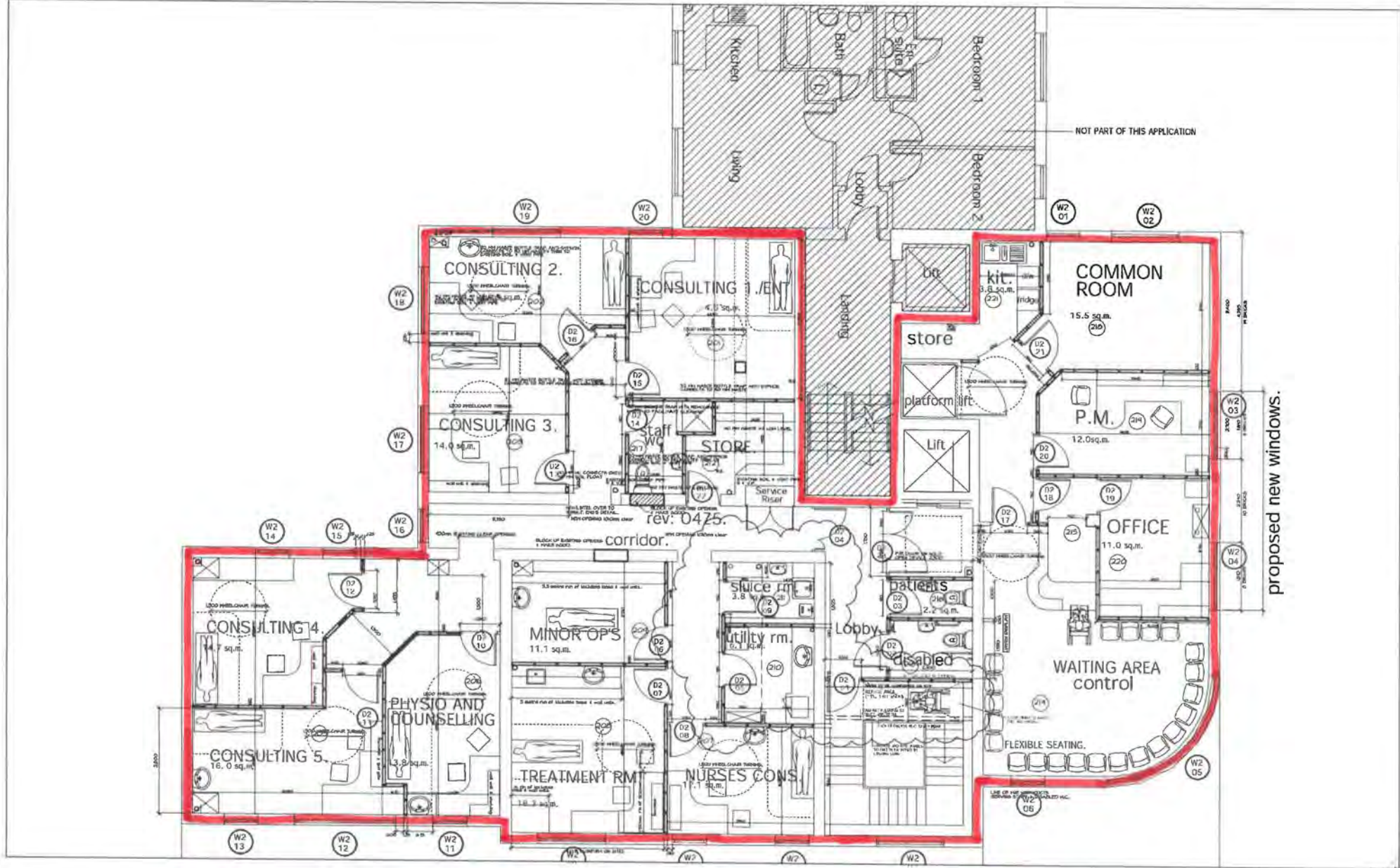
Project: PROPOSED NEW SURGERY, HIGH ROAD BALHAM
 Title: BASEMENT/GROUND FLOOR PARTITION PLAN
 Scale: AS SHOWN
 Date: 04/05
 Drawn: A.C.H.
 Dwg. No: 608/21/5
FARROW SILVERTON
 CHARTERED ARCHITECTS & PLANNING SUPERVISORS
 5 HALEY HILL, LLELLOU, SOUTH WEST LONDON SW15 2NU
 TEL: 020 8996 5102 FAX: 020 8996 5103

additional obscure glazed windows. (as per planning permission).

proposed additional window, subject to planning.



FIRST FLOOR PARTITION PLAN: (mezzanine level).
 scale: 1:50.



NOT PART OF THIS APPLICATION

proposed new windows.

rev: 0475.

SECOND FLOOR PARTITION PLAN
Scale: 1:50

Specification: Internal Partition
 Non loadbearing partitions generally to comprise 40mm wide gypsum board fixed to 600mm Centre max. 2 No. layers of 12.5mm Gypsum board each side of all 20mm spaced L200 or 25A insulation layer in cavity. 120mm metal channel. All areas to be finished with 12.5mm Gypsum board. Prime and coat all to 250gsm Gypsum recommendations (The White Book).
 LABORATORY SOUND INSULATION 100-350Hz 10w 44 dB

Project: PROPOSED NEW SURGERY, HIGH ROAD BALJAM
 Title: SECOND FLOOR PARTITION PLAN
 Date: 04/05 DRAWN: ACZ/SL
 Des: 101
 Scale: 1:50
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