

USP.

Tun Yard
Peardon Street
London SW8 3HT

**Tun Yard, Peardon Street,
Clapham**

686 - 5,387 SQ FT

usp.london
020 3757 7777





Description

CHARACTERFUL, ARCHITECTURALLY DESIGNED AND HIGHLY SUSTAINABLE OFFICES TO LET

Nestled within the Wandsworth Road Conservation Area, Tun Yard is a striking Grade II listed building with a rich history. Originally constructed in the mid-19th century as a keg and bottle store for the adjoining Plough Brewery, the property has been carefully preserved while reimagined for modern use. Significant alterations and extensions were completed in 1996, and more recently, the building has undergone a comprehensive refurbishment. Today, Tun Yard offers architecturally designed, flexible accommodation that seamlessly blends historic character with contemporary style. A key focus of the renovation was sustainability, ensuring the property meets modern environmental standards while retaining its unique charm.



Arranged around a central landscaped courtyard, with access from both Peardon Street and Wandsworth Road, Tun Yard provides a distinctive setting that balances heritage, functionality, and modern design.



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Accommodation

Floor	Availability	Area (sq ft)
Unit 5	Available	2,665
Unit 3A	Available	686
Unit 3B	Available	779
Unit 2	Available	1,257

Amenities

Refurbished offices within a Grade II Listed Building

Original features

All Electric Heating, Cooling and Hot Water

Photovoltaic panels

Triple Glazed Windows and Doors

Enhanced Cycle Storage and end of trip facilities

Former keg and bottle store for adjoining Plough Brewery

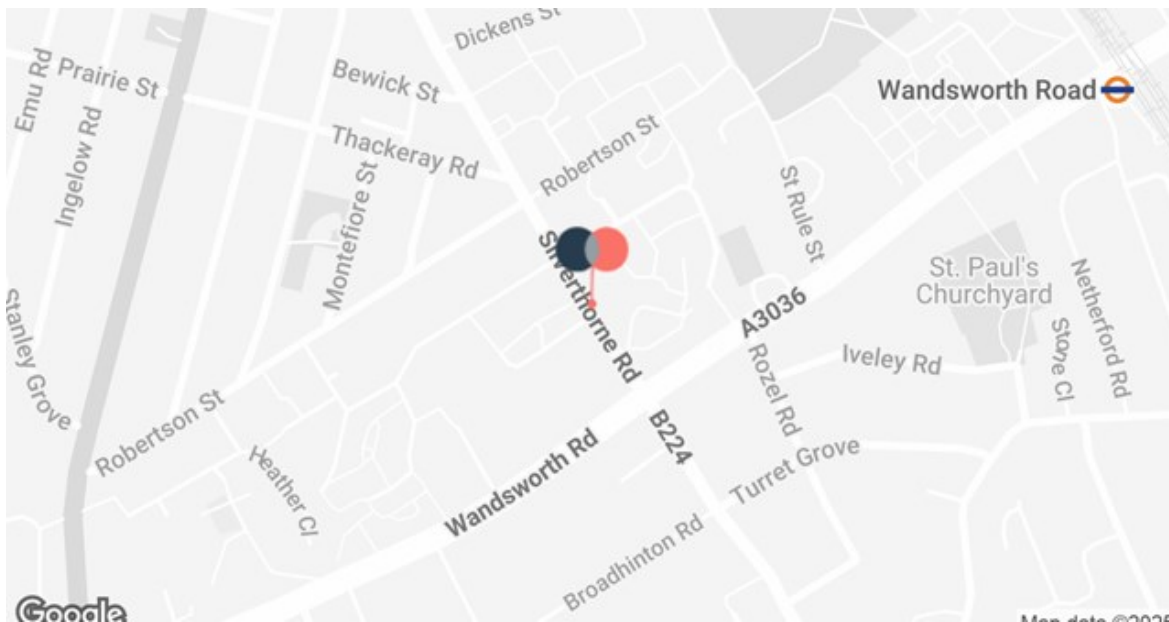
EPC A Rating

Mechanical Ventilation with Heat Recovery (MVHR) system balancing occupier comfort with energy efficiency

Energy Efficient iGuzzini lighting

Fully Insulated Roofs and Walls





Location

Tun Yard is exceptionally well connected. Queenstown Road station, less than a ten-minute walk away, provides direct services to both Vauxhall, for Victoria line connections, and Clapham Junction, one of London's busiest transport hubs. Wandsworth Road Overground station is just a two-minute walk from the property, offering services across Greater London and beyond. In addition, the area is well served by frequent local bus routes along Wandsworth Road, providing fast and reliable links to surrounding neighbourhoods and Central London.

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Further Information

On a new lease(s) direct from the Freeholder

Rent

£45.00 psf

Service Charge

N/A

Rates

£15.50 psf (estimated)

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Anti-Money Laundering

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- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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