

**144 Clapham
SW4 6BX**
To let

748ft² (69m²)
£30,000 pax



**Character Contemporary Office with Courtyard
at rear of Listed Building**

Self contained
Open plan with conference room
Ground floor
Fibre optic

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Gated entrance
Courtyard floor lighting and water feature

Ceiling height approx. 2.67m

Fixtures

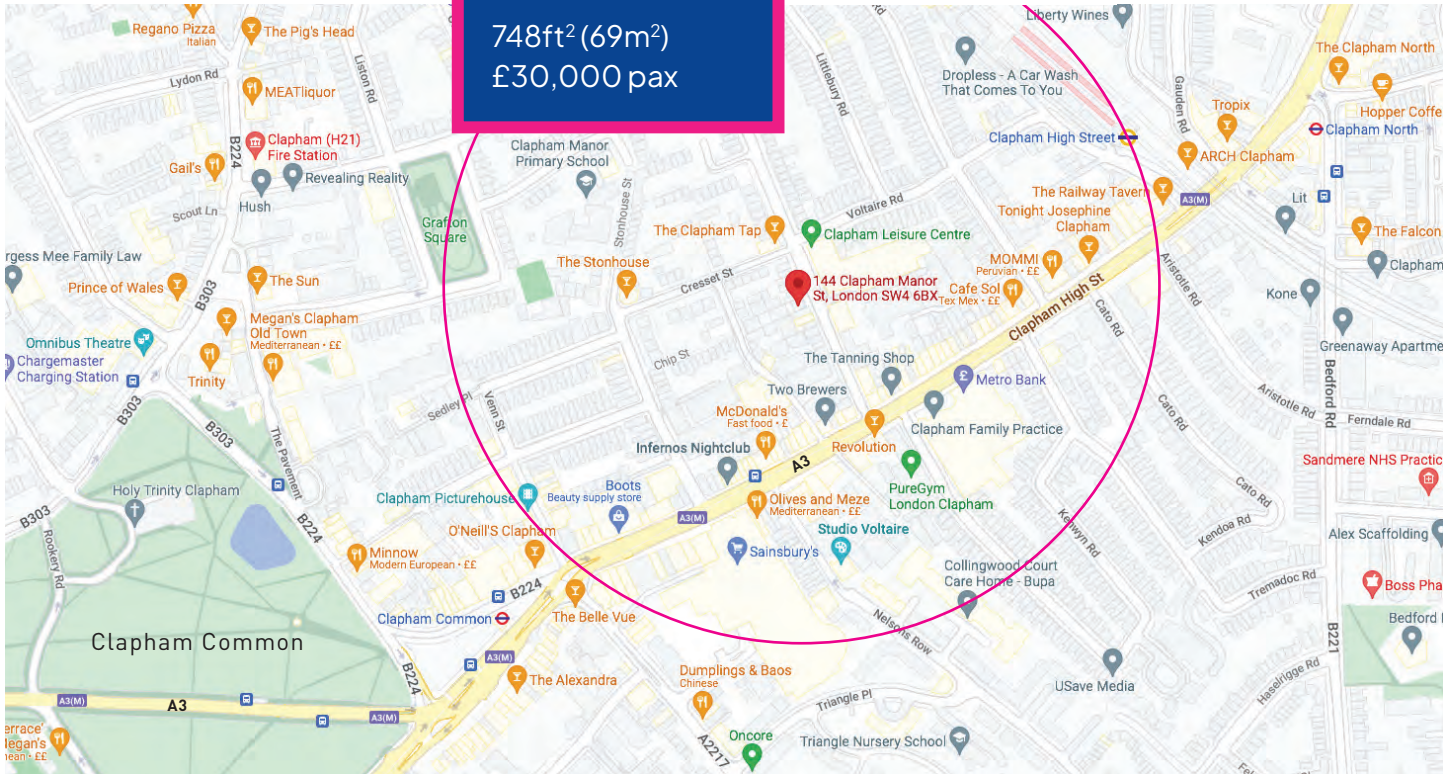
Video entry phone
Oak floor
Kitchenette with sink, dishwasher and fridge/freezer
WC with vestibule door
WC and Starck shower with chrome radiator
Bookcase 2.4m high x 3.7m wide

Fibre Optic Broadband
CAT 5 wiring to underfloor sockets plus 16 port gigabit switch
iGuzzini Lingotto up-lights x 4
Wired for ADT Redcare alarm

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Location

Off Clapham High Street (A3)

Clapham Common Tube Station (Zone 2, Northern Line) 6 minute walk

Clapham North Tube Station (Zone 2, Northern Line) 7 minute walk

Clapham High Street (British Rail and Overground to Clapham Junction) 5 minute walk

Clapham Leisure Centre opposite

Zip Car Club space x2 opposite

Cycle racks opposite at Clapham Leisure Centre

Sorella (Italian inspired neighbourhood restaurant) - next door

The Clapham Tap - craft pub on the corner

Restaurants

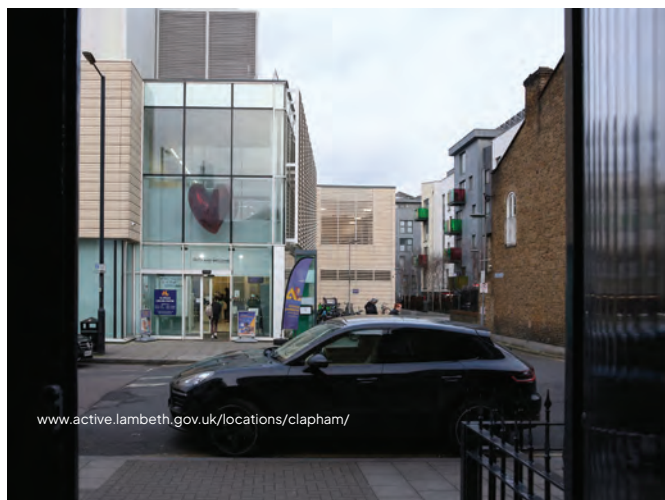
Eco, Lievito Madre Pizzeria, Lina Stores, Megan's, Nando's, The Pig's Head, Sorella, Trinity (Michelin star), The Stonhouse, Tsunami.

Fast Food

Five Guys, Popeyes, Shake Shack.



www.zipcar.co.uk



www.active.lambeth.gov.uk/locations/clapham/



www.sorellarestaurant.co.uk

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DESCRIPTION

Contemporary open plan ground floor office studio with conference room. Extending to approximately 748 sq ft set within gated courtyard.

Available for occupation from 31.05.25.

The commercial unit benefits from video entry phone system, fibre optic broadband, oak flooring, kitchenette, shower and two separate WC's.

FLOOR AREA

Ground floor area **748ft²** **69m²**
(excluding toilets and shower room)

AMENITIES

- Excellent location
- Clapham Common Tube Station - 6 minute walk
- Clapham High Street - 2 minute walk
- Located opposite Clapham Leisure Centre
- Cycle racks outside Clapham Leisure Centre
- Wide variety of restaurants / bars

TENURE New Full Repairing and Insuring lease for a term to be agreed

RENT £30,000 pax

SERVICE CHARGE including Building Insurance £1,862 pa (estimated)

RATEABLE VALUE £14,250 pa (1 April 2023 to present) Small Business Rate Relief may apply

Lambeth Bid Levy 1.5% of rateable value £213.75 pa

EPC certificate available upon request

LEGAL COSTS Each party to be responsible for their own legal costs

CONTACT

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07.02.25

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