

LONDON, CLAPHAM – UNIT 3, 75 EDGELEY LANE, SW4



- CLASS E UNIT TO LET
- SUITABLE FOR SEVERAL USES
- SMALL BUSINESS RATES RELIEF*

Location

The property is located on the ground floor of a mixed-use new build development, and is located on Edgeley Lane which runs parallel to Clapham High Street, accessed off of Edgeley Road.

A minute's walk from Clapham High Street, the property benefits from being close to local amenities, shops and transport links; whilst at the same time being set back in a quiet, private road.

You are equal walking distance (5 mins) to Clapham Common and Clapham North Underground Stations (Northern Line) and only 5 mins from Clapham High Street Station which services London Overground Line and Mainline services.

Description

The property comprises a ground floor class E unit suitable for several uses including office, workshop, storage, studio, gym, and fitness.

We estimate the following Gross Internal Areas:

Accommodation

Ground Floor: 807 sq ft 75 sq m

Lease Terms

The premises are available on a new effective FRI lease, for a term to be agreed, subject to vacant possession.

Rent

Rental offers in excess of **£23,000 per annum** exclusive of other occupational costs are invited.

VAT

We understand the property is currently elected for VAT.

Business Rates

Rateable value (2024): TBC

*Parties must make their own enquiries to ensure rates payable are correct (voa.go.uk)

EPC

An EPC is available on request.

Legal Costs

Each party to pay their own legal costs.



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