

# FLEXIBLE CLASS E SPACE IN CLAPHAM OLD TOWN

FROM 1,400–4,900 SQ. FT.

Ideal for medical, wellness and other health-focused occupiers seeking a vibrant, well-connected environment.



WELCOME TO WBX

# CLASS E SPACE. TAILORED TO YOU.

WBX gives you flexible Class E floorspace on straightforward terms. 1,400 to 4,900 sq ft configured to suit your business requirements. Tell us the size you need and we'll shape the plan around it.

FLOOR	APPROX. AVAILABLE (SQ FT)	LETTING OPTIONS
First	1,472 sq ft	Part-floor or combined
Second	2,503 sq ft	Whole or combined
Third	1,952 sq ft	Whole or combined

Rent on application. The estimated annual service charge based on the 2025 budget is approximately £6.35/ sq.ft. (net of VAT) depending on the floor and office configuration. This includes the provision of various estate services, cleaning of the WBX common parts and windows, lift maintenance and buildings insurance.

## Existing Tenants

Sainsbury's

megan's

yogahaven

directdental  
Private Dental Clinics

willows

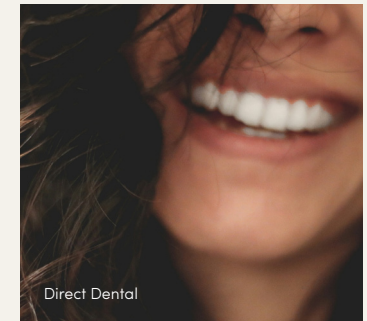
threadneedle  
MEDIA

SHEERLUXE

THE REFORMER  
ROOM

THE ORIGINAL ONLINE CLINIC  
TheOnlineClinic  
Harley Street Service - Online Price

 FLEXIBLE CLASS E SPACE  
IN CLAPHAM OLD TOWN





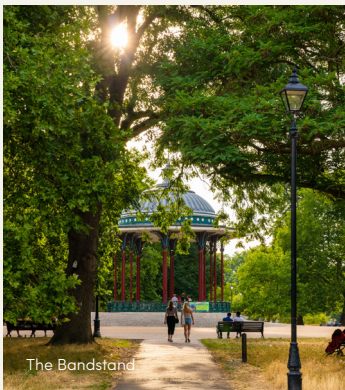
Buddy's Deli



Common Pizza



Megan's, No 32 and WBX



The Bandstand



Minnow

LOCATION

# A HIDDEN GEM IN THE HEART OF THE OLD TOWN

WBX is located in the surroundings of Wingate Square, set just moments away from the buzz of Clapham Old Town with it's vibrant café culture, Michelin-starred restaurants, independent shops and 200-acre common.

Well Connected

With excellent tube and bus links, Central London and the rest of South West London are always within easy reach.

Within 5 minutes

OLIVER BONAS

No 32  
The Old  
Town

WAITROSE  
& PARTNERS

GAIL's

Rudy's  
PIZZA NAPOLETANA

★ PRET ★

ADAM BYATT RESTAURANTS  
TRINITY

OMNIBUS  
THEATRE

LINA STORES



FLEXIBLE CLASS E SPACE  
IN CLAPHAM OLD TOWN

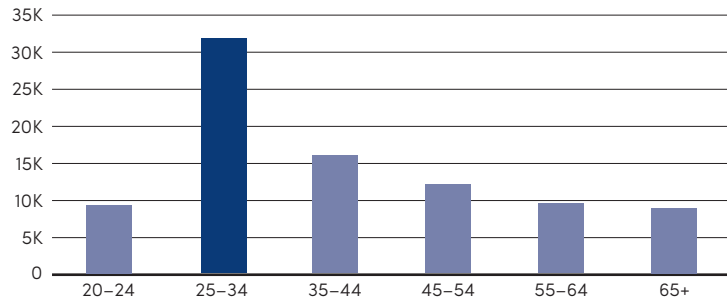
## DEMOGRAPHICS

# BE WHERE YOUR CLIENTS ARE

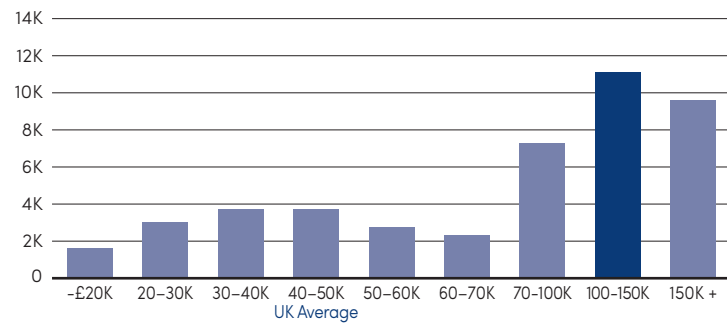
The neighbourhood is densely populated with young professionals, giving audience-facing businesses a ready local base. Regular footfall, simple journeys, repeat visits.



### Age



### Household Income



Within one mile of WBX. Source: CoStar.



FLEXIBLE CLASS E SPACE  
IN CLAPHAM OLD TOWN

## LOCAL AREA MAP



### Travel Connections

#### Clapham Common Underground

<b>Brixton</b>	Northern/Victoria	7 mins
<b>Victoria</b>	Northern/Victoria	9 mins
<b>Waterloo</b>	Northern	10 mins
<b>London Bridge</b>	Northern	13 mins
<b>Oxford Circus</b>	Northern/Victoria	14 mins
<b>Bank</b>	Northern	15 mins

#### Local Buses

<b>Balham</b>	249 Southbound	8 mins
<b>Battersea Park</b>	137 Northbound	12 mins
<b>Sloane Square</b>	137 Northbound	23 mins

**1 Gail's**  
Food & Drink

**2 ChocoLit**  
Book Shop

**3 Margot Green**  
Food & Drink

**4 Prince of Wales**  
Food & Drink

**5 Birksen**  
Florists

**6 Starbucks**  
Food & Drink

**7 Omnibus Theatre**  
Entertainment

**8 Rose and Crown**  
Food & Drink

**9 Trinity**  
Food & Drink

**10 Buddy's Deli**  
Food & Drink

**11 Charlotte Cave**  
Hairdressers

**12 Willows**  
Food & Drink

**13 The Sun**  
Food & Drink

**14 Sainsbury's**  
Shopping

**15 Yoga Haven**  
Leisure

**16 The Reformer Room**  
Leisure

**17 Megan's**  
Food & Drink

**18 No 32 The Old Town**  
Food & Drink

**19 Nardulli**  
Food & Drink

**20 M. Moen & Sons**  
Butchers

**21 Oliver Bonas**  
Shopping

**22 Lina Stores**  
Food & Drink

**23 Minnow**  
Food & Drink

**24 Common**  
Food & Drink

**25 Chango**  
Food & Drink

**26 Rudy's Pizza**  
Food & Drink

**27 Trude's Grocery**  
Food & Drink

**28 Village Wholefoods**  
Food & Drink

**29 Little Waitrose**  
Shopping

**30 Joe Public**  
Food & Drink

**31 Pret a Manger**  
Food & Drink

**32 Simply Fresh**  
Food & Drink

**33 Shake Shack**  
Food & Drink

**34 Venn St Records**  
Food & Drink

**35 The Picturehouse**  
Cinema

THE SPACE

# PART FLOOR, FULL FLOOR OR MORE

WBX provides flexible Class E floorspace that adapts to how you work. Suites from 1,400 to 4,900 sq ft can be arranged as part of a floor, a whole floor or combined across floors. Fit-out is straightforward: tell us the size you need and we'll prepare an indicative plan.

You'll be in good company. Existing occupiers include healthcare and wellness operators alongside office users, so clinical and studio-style set-ups sit naturally here. Occupiers benefit from a dedicated entrance with the opportunity for prominent signage and wayfinding, as well as lift access to all floors.

Communal facilities include visitor parking, secure storage lockers\* and showers & changing rooms at basement level. Secure basement car parking spaces are available via separate negotiation. Business occupiers are able to obtain parking permits to park vehicles in the surrounding Controlled Parking Zones (CPZ).

\*Additional costs apply



SITE PLAN

# AVAILABLE SPACE



**3**  
Available  
1,952 sq ft NIA

**2**  
Available  
2,503 sq ft NIA

**1**  
Available  
1,472 sq ft NIA

**G**  
Occupied  
Direct Dental



1 Sainsbury's



2 Megan's



3 Yoga Haven



4 Direct Dental



5 Sheerlux

# LET US KNOW YOUR REQUIREMENTS



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