

REFURBISHED OFFICE BUILDING TO LET

12,762 SQ FT (1,185.80 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



373-375 CLAPHAM ROAD, LONDON, SW9 9BT

LOCATION:

The property is located on Clapham Road, a well-connected and popular area of South London. Clapham itself offers a mix of shops, cafes, and restaurants, creating a vibrant atmosphere for both work and leisure.

The building is within easy reach of Clapham North and Clapham High Street stations, providing quick access to the Northern Line and National Rail services. The area is also well-served by bus routes, making commuting straightforward.

DESCRIPTION:

SELF-CONTAINED OFFICE BUILDING

This property offers a self-contained office building currently located on Clapham Road. The building dates back to the early 19th century and has been recently refurbished to provide modern, functional office space.

The property includes parking at the front and a garden at the rear, providing a low maintenance outdoor area. Inside includes a reception area, a kitchen, air conditioning (in part), and is part furnished.





SIZE:

12,762 SQ FT (1,185.80 SQ M)



RENT: £575,000 per annum

TENURE:

New lease on flexible terms direct from the landlord.



COSTS:

BUSINESS RATES: £125,440 payable 23/24

VAT: The property is not vat registered.

LEGAL COSTS: Both parties to pay their own legal costs.



VIEWINGS:

By arrangement with the owner's sole agents KALMARs Commercial.



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