

BALHAM HIGH ROAD



278-280 Balham High Road
London
SW17 7AL

MEDICAL SPACE TO LET

ALSO SUITABLE FOR ALTERNATIVE USES INCLUDING OFFICES, GYMS AND NURSERIES
ALL COMMERCIAL USES WILL BE CONSIDERED



MEDICAL SPACE TO LET

VERSATILE SPACE



9 fitted consulting rooms



Admin & office space



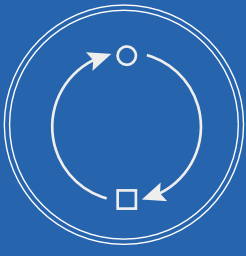
Prominent position
on Balham High Road



Air Conditioning



Reception area



Adaptable for a
wide variety of uses

Located on Balham High Road, the former medical centre, presents an excellent opportunity for various commercial ventures with Use Class (E) approval. Extending to 5,897 sq ft across four floors, the space includes nine clinical rooms, fully equipped for healthcare but easily adaptable for gyms, nurseries, or office use. The property holds an EPC rating of C and is 4 minutes from Tooting Bec tube station.





A TOTAL OF 5,897 SQ. FT.

FLEXIBLE LAYOUT



Consultation room



Office space



Reception area



Consultation room

The building offers a flexible layout suitable for various commercial uses. The ground floor includes a spacious reception and waiting area, with records storage in the basement. The first-floor mezzanine provides office and admin space, while the second floor features nine clinical rooms, a sluice, storage, and WC facilities. Additional clinic/treatment rooms could be easily added within the space.

Although currently fitted as medical accommodation, the space is also ideal for a wide range of businesses and offers very good value for money on a price-per-square-foot basis. The landlord will consider all commercial uses.



WELL CONNECTED LOCATION

The property is prominently located on Balham High Road (A24) between Tooting Bec and Balham underground stations connecting to the Northern line and National Rail Services. There are also several bus routes in operation on Balham High Road. The surrounding area is predominantly residential and the property is situated in an affluent area. Nearby amenities include a variety of restaurants, gyms and retailers. St George's Hospital is close by along with a number of private medical practices.



EASY LINKS

TOOTING BEC STATION  4 min walk

BALHAM STATION  10 mins walk

WANDSWORTH COMMON STATION  20 mins walk

WATERLOO  26 mins tube

OXFORD CIRCUS    27 mins tube

LIVERPOOL STREET       35 mins tube



BALHAM STATION IS A 10 MINUTE WALK AWAY.

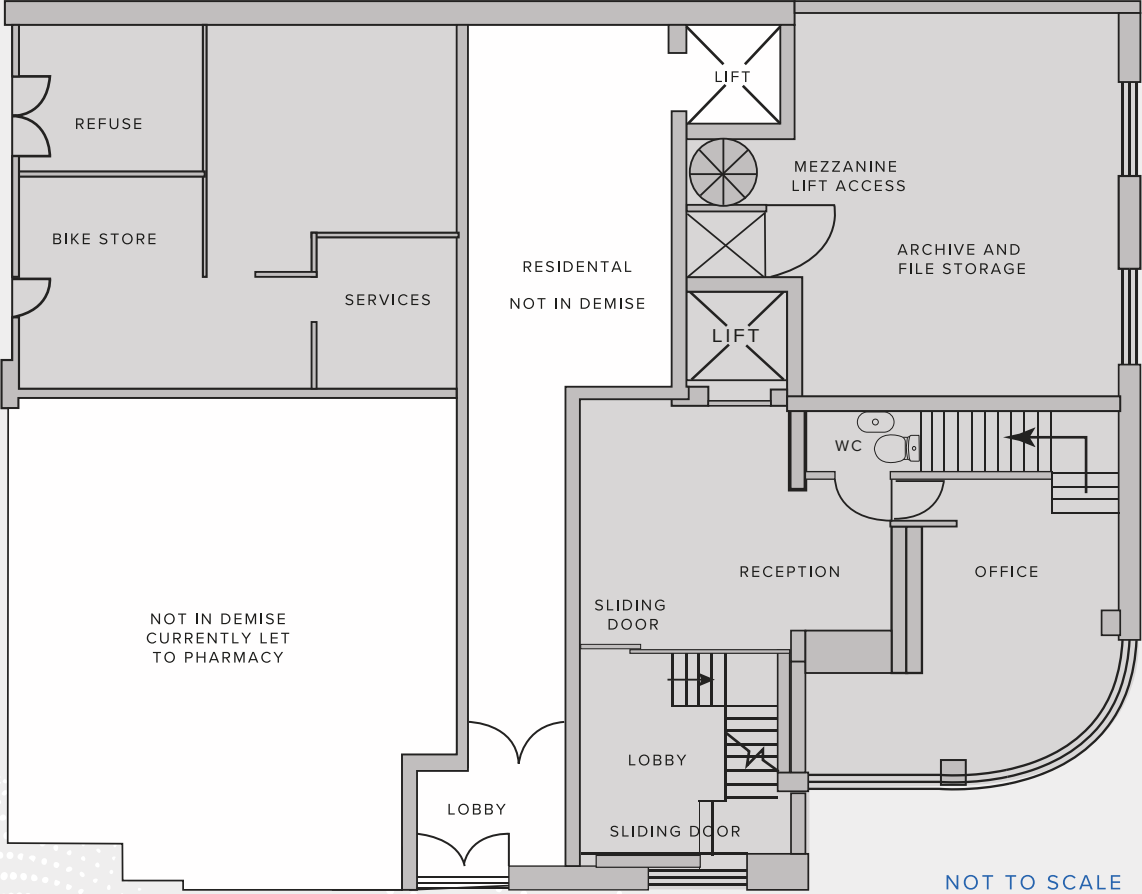


TOOTING BEC STATION IS A 4 MINUTE WALK AWAY.

FLOOR PLAN

Basement / Ground Floor Plan

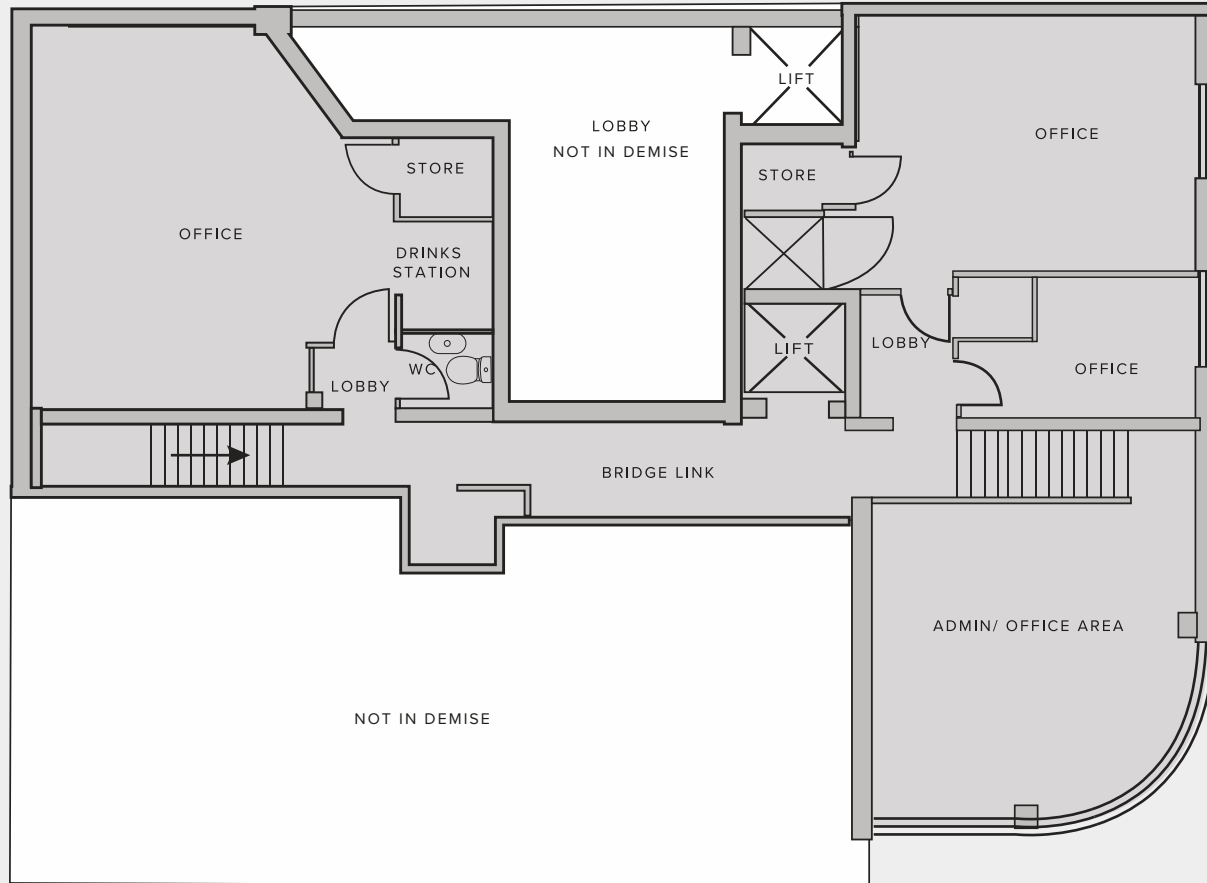
LOWER GROUND	1,070 sq. ft
GROUND	611 sq. ft
1st FLOOR (MEZZ)	1,007 sq. ft
1st FLOOR	3,209 sq. ft
TOTAL	5,897 sq. ft



FLOOR PLAN



First Floor Mezzanine Plan



NOT TO SCALE

BALHAM HIGH ROAD

FLOOR PLAN



First floor plan



NOT TO SCALE

BALHAM HIGH ROAD

CONTACT



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TERMS

Lease Terms

A new lease is available direct from the Landlord

Floor Areas

Floor Area	
Lower Ground	1,070 sq. ft
Ground	611 sq. ft
First Floor (Mezz)	1,007 sq. ft
First Floor	3,209 sq. ft
Total	<u>5,897 sq. ft</u>

Rent

£110,000 per annum (£18.65 per sq.ft.)

Rates Payable

£20,000 per annum (£3.40 per sq. ft.)

Service Charge

TBC

278-280 Balham High Road
London
SW17 7AL

Misrepresentation act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed.