

Office premises

To let

64 Falcon Road, London, SW11 2LR



Prominent Location

Spacious ground floor premises near Clapham Junction



Quoting Rent

£14,000 per annum



Size

836 sq ft NIA



Planning

Class E(e-f) and F1

Get more information

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Description

This unique ground floor premises comprises a large area at the front, with a kitchen and staff area at the rear. The convenience of the space is continued by the outside storage area.

Located a 6-minute walk from Clapham Junction Station, this property boasts unparalleled accessibility. With access to train services and a vast network of bus routes there is no shortage of ways to travel to and from the property.

The A3 provides excellent road links into Central London, also directly reach west to the M25 with ease.

Located on Falcon Road the property provides easy access to a wide range of amenities including cafes, restaurants and shops.

Floor	Area (sq ft)	Area (sq m)
Total NIA	836.00	77.68
Yard area	222.00	20.62

The areas quoted are approximate.

Rent

In the region of £14,000 per annum.

Rent Deposit

A 6-month rent deposit will be required.

Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only 5 yearly rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Previously used by a social engagement charity within the revoked D1 Class of the Town and Country Planning Order 1987, this property is likely to be suitable for use within Class E(e-f) or F1, otherwise planning consent will be required for a change of use to another use class order.

Interested parties should carry out their own due diligence in this regard.

Specification

- Large open space
- Staff room
- Kitchen
- W/C
- Sheltered outside storage area

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

The EPC for this property is rated E and is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service Charge

TBC.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

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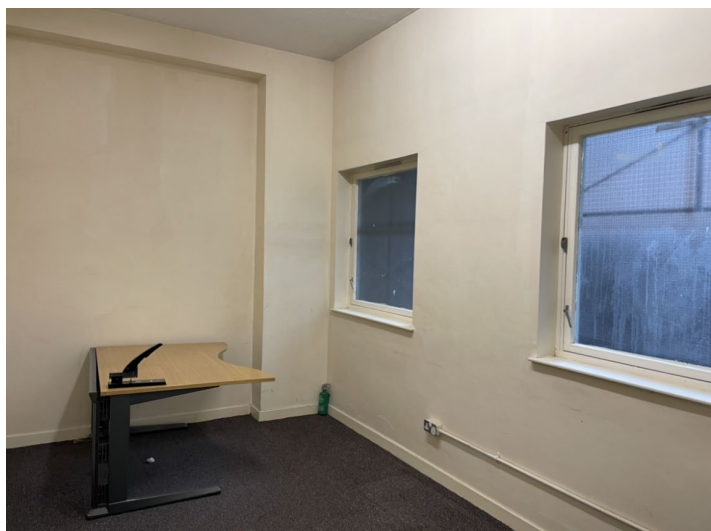


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To find out more,
scan the QR code



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November 2023

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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