

Battersea / Clapham Junction Office To Let

89 Falcon Road
SW11 2PF

Property at a glance:

578 ft² at ground floor

Rent: £35 per sq ft

2 minute walk to Clapham Junction

New lease to be agreed



randell
commercial^{SW}

Location: The property is a prominent building on Falcon Road, very close to Clapham Junction station. The property benefits from excellent transport links, situated 0.2 miles (approximately a 3 minute walk) from Clapham Junction Station. Numerous bus routes serve the property, with swift access by bus into Kensington & Chelsea.

Battersea High Street, Lavender Hill, St John’s Road and Northcote Road are all nearby, offering a strong mix of local and national operators including the newly refurbished Marks & Spencer Food Hall, TK Maxx, Park Road Kitchen, Hannah, Pizza Express, Whole Foods, Lidl and Asda.

Description: The ground floor space benefits from good natural light and central heating, with a demised kitchenette and WC facilities. The office is ready for immediate occupation with solid wooden flooring, perimeter trunking and fluorescent strip lighting. There is a security gate fitted over the front door, with intercom service installed.

Quoting Rent: £20,230 p.a.x. / £35 per ft²

Terms: A new lease is available on terms to be agreed, subject to vacant possession.

EPC Rating: C – Report available upon request.

Legal Costs: Both parties are to be responsible for their own legal costs.

Rateable Value: £13,500 (April 2017)

Interested parties are advised to make their own enquiries with Wandsworth Borough Council

Measurements:

Ground Floor Office	578 ft²	53.7 m²
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Viewing: For further information and viewings, please contact sole agents Mike or Ashley at Randell Commercial on 020 7135 2033.



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