

Tel: 020 7470 7145

AGENCY, CONSULTANCY & ASSET MANAGEMENT

Heathersmith
COMMERCIAL

Warehouse with Offices to Let- 11,000 sq. ft.

Immediately Available

Short Term Only

Unit AG Union Court, Union Road, Clapham, SW4 6JP.



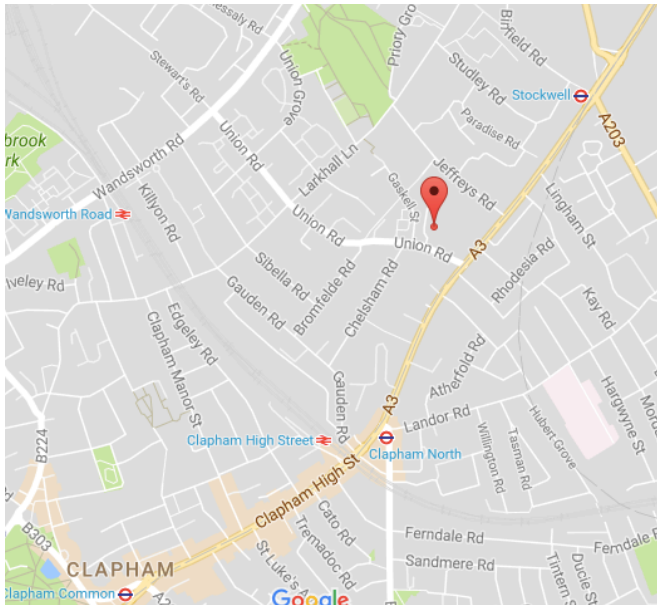
- ❖ Own front door
- ❖ Separate office space and meeting room
- ❖ Kitchenette
- ❖ Central heating
- ❖ 24 Hour access
- ❖ Loading bay
- ❖ CCTV
- ❖ Superfast broadband

www.heathersmithcommercial.com

Office to Let

Unit AG Union Court, Union Road, Clapham, SW4 6JP.

Location:



The available unit is situated in Union Road Studios, in Clapham, providing easy access to the underground and bus routes.

With excellent transport links, Union Road is a 10 minute* walk to Stockwell station and a 10 minute* walk to Clapham North station-providing direct access to Vauxhall, Waterloo and Victoria.

All units benefit from high-speed internet connection already installed and car parking can be arranged via a separate license.

Description:

Superb two-story warehouse in Clapham with own Front door and kitchenette, separate office space and Meeting room. Stockwell station and Clapham North Both within a 10-minute walk, providing great access To both Northern and Victoria lines.

Floor Areas:

Unit AG: 11,000 sq. ft. (1021.13 sqm.)

A new lease for term to be agreed.

Occupational Costs:

Rent: £35 per sq. ft. £385,000 per annum.

Service Charge: £10,260.57 per annum.

Rates: TBC

VAT:

All prices, premiums and rents are quoted exclusive of VAT and prevailing rate.

Viewing and further information:

Strictly via the joint sole agents:

Heather Smith MRICS

Heather Smith Commercial Ltd.

T: 020 7470 7145

heather@heathersmithcommercial.com

claudia@heathersmithcommercial.com

James Shillabeer

Bray Fox Smith

T: 020 3363 4351

Heather Smith Commercial Limited (HSC) and its subsidiaries and their joint agents, if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) these particulars are given and any statement about the property is made without responsibility on the part of HSC or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) any description, dimension, distance or area given or any reference made to condition, working order or availability of service or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability of use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) no employee of HSC has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contracts whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of an re-sale potential or value or at all. (iv) price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) except in respect of death or personal injury caused by the negligence of HSC or its employees or agents, HSC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HSC. (vi) in the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specifications or scope of works or amenities, infrastructure or services or information concerning views, character, appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HSC shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

www.heathersmithcommercial.com