

Tel: 020 7470 7145

AGENCY, CONSULTANCY & ASSET MANAGEMENT

# Warehouse with Offices to Let- 11,000 sq. ft. \*Immediately Available\*

**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

## Office to Let

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

[www.heathersmithcommercial.com](http://www.heathersmithcommercial.com)

**Creative. Progressive. Recommended**

## 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 groundfloor 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 sole agents:

Heather Smith MRICS

Heather Smith Commercial Ltd.

T: 020 7470 7145

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