

# UNIT 1

## 3,463 SQ FT

A fantastic, industrial style office across 3 floors in the heart of Clapham. The unit offers a creative space with a private entrance, fantastic natural light, a private kitchenette and WC's.

# UNION COURT

CLAPHAM, SW4 6JP



[UNIONCOURT-CLAPHAM.CO.UK](http://UNIONCOURT-CLAPHAM.CO.UK)

## PROPERTY FEATURES

- Suspended ceiling and integral lighting
- Fantastic light and open space
- 24 Hour access and CCTV
- Super-fast broadband
- On site car parking available via separate license

## TERMS

A new lease for a term to be agreed, subject to optional rolling breaks.

## SERVICE CHARGE

Est £5,367.65 pa (£1.55 psf or £447 pcm)

## RENT

£138,520 pa exc. (£40.00 psf. exc.) (11,423 pcm exc.)

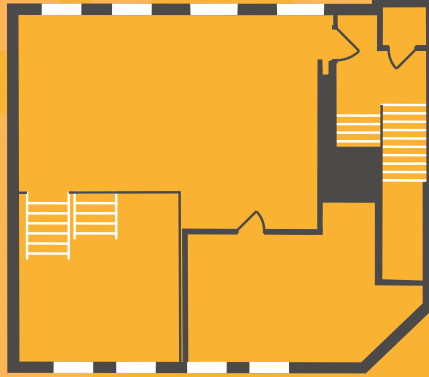
## RATES

TBC

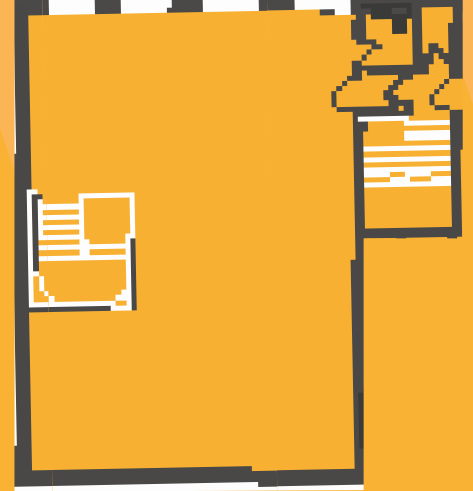
Ground Floor



First Floor



Second Floor



## LOCATION

Located on Union Road, Clapham, Union Court is under a 10 minute walk from the Northern line stations Clapham North and Stockwell- getting you into Central London in under 10 minutes. As well as this, all the services and offerings of Clapham High Street are right on your doorstep.

Source: walkit.com

**20-22 UNION ROAD,  
CLAPHAM, LONDON SW4 6JP**

## VIEWINGS AND FURTHER INFORMATION



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