

51 CLAPHAM HIGH STREET,
CLAPHAM, LONDON, SW4 7TL
5769 SQ FT

HSC
**HEATHER SMITH
COMMERCIAL**



THE UNIT

An incredible, fully furnished unit in the heart of Clapham. Only a 5 minute walk from both Clapham North and Clapham Common stations.

PROPERTY FEATURES

- Air Conditioning Throughout
- Prominent location on Clapham High Street
- Fully fitted and furnished
- WCs and Shower Facilities
- Passenger Lift
- Large Reception
- Meeting rooms, parking included and breakout areas

FOR VIEWINGS OR FURTHER INFORMATION:

Strictly via the agents:

Heather Smith MRICS

Heather Smith Commercial Limited
T: 020 7470 7145
heather@heathersmithcommercial.com

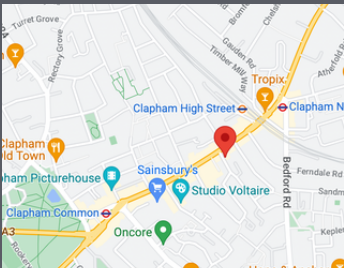
Claudia Smith BSc

Heather Smith Commercial Limited
T: 020 7470 7145
claudia@heathersmithcommercial.com



51 CLAPHAM HIGH STREET, CLAPHAM, LONDON, SW4 7TL 5769 SQ FT

HSC
HEATHER SMITH
COMMERCIAL



LOCATION

Located in a prominent building on Clapham High Street, this unit benefits from all of the amenities Clapham has to offer, as well as being a 5 minute walk to the Northern Line and underground.

FLOOR AREAS

2nd Flr: 1,407 sq.ft
1st Flr: 1,428 sq.ft
Grnd Flr: 1,522 sq.ft
Basement: 1,412 sq.ft

TERMS

A new lease for a term to be agreed.

RENT

£259,605 pa exc. (£45.00 psf.)
(£21,634 pcm)

VAT

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

RATES

TBC

SERVICE CHARGE

Service charge included in rent. Running costs available on request.

WWW.HEATHERSMITHCOMMERCIAL.COM

REGISTERED ADDRESS: 4TH FLOOR, FITZROVIA HOUSE, 153/157 CLEVELAND STREET LONDON W1T 6GW REGISTERED COMPANY NO.06827124

MARCH 2023

* SOURCE: WALKIT.COM

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 any 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.