



Sanderson
Weatherall

PRIME F1 SPACE TO LET

SUITABLE FOR ALTERNATIVE USES, E.G. NURSERY, CRECHE, HEALTH & FITNESS, OFFICE/STUDIO, ETC (SUBJECT TO PLANNING CONSENT)



2 RECTORY GROVE, CLAPHAM OLD TOWN, LONDON, SW4 0EL

sw.co.uk



- **Affluent/sought after location close to Clapham Common**
- **Close to Clapham Common Underground and Wandsworth Road Station**
- **Period building with attractive architectural features and excellent natural light**
- **Suitable for alternative uses, e.g. Nursery, Creche, Health & Fitness, Office/Studio, etc (Subject to Planning Consent)**

Location

The property is in Clapham Old Town in the London Borough of Lambeth, approximately 3.5 miles from central London. Clapham Common is a short walk from the property.

The surrounding area is characterised by attractive period housing and commercial uses including retail, leisure, and office space. Local occupiers include Virgin Active, Sainsbury's Local, Meat Liquor, Gail's, and the Pigs Head Pub, which serve an affluent local catchment.

The property has good public transport links:

Clapham Common Underground	Northern Line	0.5 miles
Wandsworth Road Station	Overground	0.4 miles

Description

Attractive period property arranged on ground floor currently providing offices, meeting room, kitchen, teaching space, WCs, and comms room. The internal partitions can potentially be removed to create open plan space, subject to necessary consents. There is an enclosed external yard and entrance area within the demise.

Key Features

- External yard and entrance area
- Feature glazed entrance porch
- Excellent natural light
- Roller shutters on windows
- High vaulted ceilings
- Solid wooden flooring
- Suspended lighting
- Gas central heating with concealed radiators
- External bike storage
- 5 x WC & disabled WC

Accommodation

Accommodation	Floor Area (Approx. NIA)	
	Sq. M	Sq. Ft
Ground Floor	341.49	3,676



External Space

Accommodation	Floor Area (Approx. NIA)	
	Sq. M	Sq. Ft
External entrance area	40.00	431
Yard	50.00	538

Lease

The property is available on a new FRI lease for a term to be agreed, subject to 5 yearly rent reviews.

Rent

£110,000 per annum exclusive.

Rates

Rateable Value: £49,250

Rates Payable (2022/2023): £24,575.75

Energy Performance Certificate

Available on request.

VAT

All prices quoted are exclusive of VAT.

Costs

The ingoing tenant will be responsible for the Landlord's legal, administrative and agency costs incurred in the transaction.



Viewing and further information:

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AUGUST 2022

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