



Sanderson
Weatherall

2ND FLOOR OFFICES TO LET



110 UNION ROAD, STOCKWELL, LONDON, SW8 2SH





- Raised floor
- Two passenger lifts

Location

The property is located on Union Road between Larkhall Lane and Union Grove. The area is primarily residential.

Stockwell (Victoria & Northern Lines) and Clapham North (Northern Line) Underground Stations are both approximately 0.5 miles away. Wandsworth Road Overland Station is a short walk from the property.

Description

The office suite is on the second floor of the Springfield Medical Centre and comprises a mixture of open plan offices and meeting rooms. There is a kitchenette within the suite and shared WC facilities in the common parts.

Accommodation.

Floor Areas	Sq Ft	Sq M
Second Floor	3,733	346.8
Total	3,733	346.8

Lease

3 years effectively FRI lease or a longer term will be considered.

Rent

£35,000 per annum exclusive of business rates, utilities, and all other outgoings.

Rent Deposit

A rent deposit equivalent to 6 months' rent is to be paid to the landlord as security and held for the duration of the term.

Business Rates

Rateable Value effective from 1st April 2023: £ tbc



Energy Performance Certificate (EPC)

The property has a rating of B. A copy of the EPC is available upon request.

Planning Use

All planning related enquiries should be via Lambeth Council Planning Department.

VAT

All prices are quoted exclusive of VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.

Offers

Within your offer, please include the following information:

1. Proposed investment
2. Proposed business use and business plan containing 3 years financial forecast and track record.
3. A tenancy application form which can be requested from the agents.



Viewing and further information:

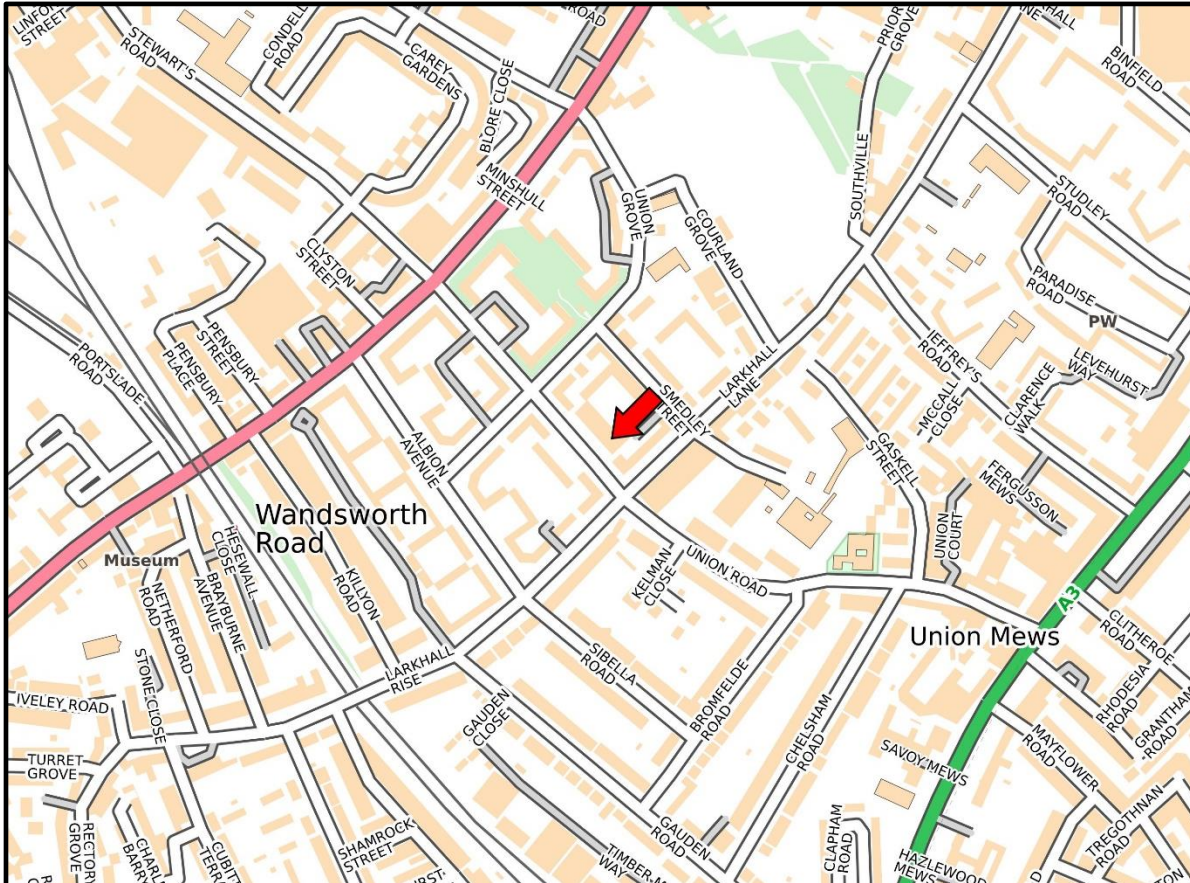
Viewings are strictly by prior appointment with the sole agents:

Robert Few

Tel: 07710 399 116 / 020 7851 2106

Email: robert.few@sw.co.uk

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