

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

NEW RETAIL – E-CLASS UNITS TO LET



KINGS AVENUE, CLAPHAM PARK SW4 956 SQ FT (88.8 SQM) & 1,364 SQ FT (126.7 SQM)

DESCRIPTION

Clapham Park is a major regeneration scheme being undertaken by Metropolitan Thames Valley Housing which to date has delivered over 1,500 new and refurbished homes and over time will see over 2,500 further new homes built, together with a range of new shops, a minimum of 4.18 hectares of high quality public open space, safe streets, pedestrian and cycle routes, together with improved community facilities including The Clapham Park Cube.

These two units are the first commercial spaces available within the scheme, located beneath a block of 50 residential homes due for completion in 2023.

Each will provide an open plan space with substantial frontage looking out onto the re-configured roadway with outside available for use adjacent to the new market area and pedestrian super-crossing.

KINGS AVENUE, CLAPHAM PARK SW4



ACCOMMODATION

Unit 1 = 1,364 sq ft (126.7 sqm)

Unit 2 = 956 sq ft (88.8 sqm)

The units will be finished to a shell and core specification with capped services and glazing installed, ready for an occupiers own fit out.

USE

Suitable for a wide variety of uses under Use Class E including retail, fitness and medical.

The developers preference would be for occupiers who would enhance the wider local community vision of Clapham Park by providing services particularly beneficial to residents and being local based business providing local employment opportunities.

New leases on terms by arrangement.

RENTS

Unit 1 = £30,000 per annum, exclusive of all outgoings.

Unit 2 = £21,000 per annum, exclusive of all outgoings.

BUSINESS RATES : To be assessed.

SERVICE CHARGE : To be advised.

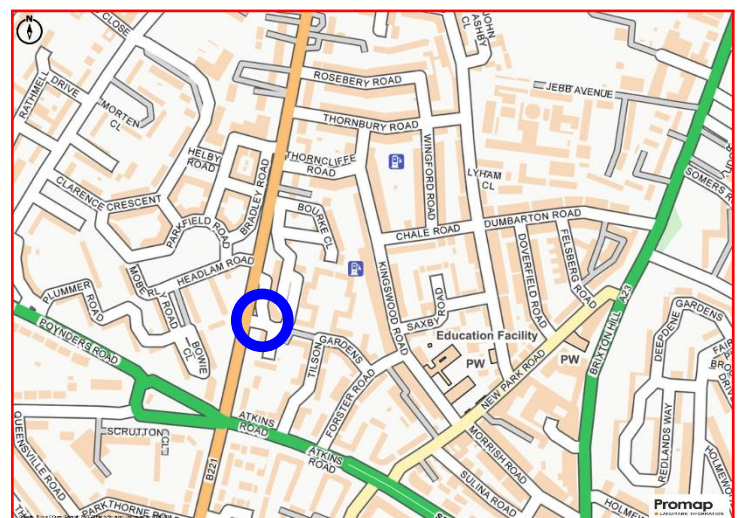
KINGS AVENUE, CLAPHAM PARK – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.