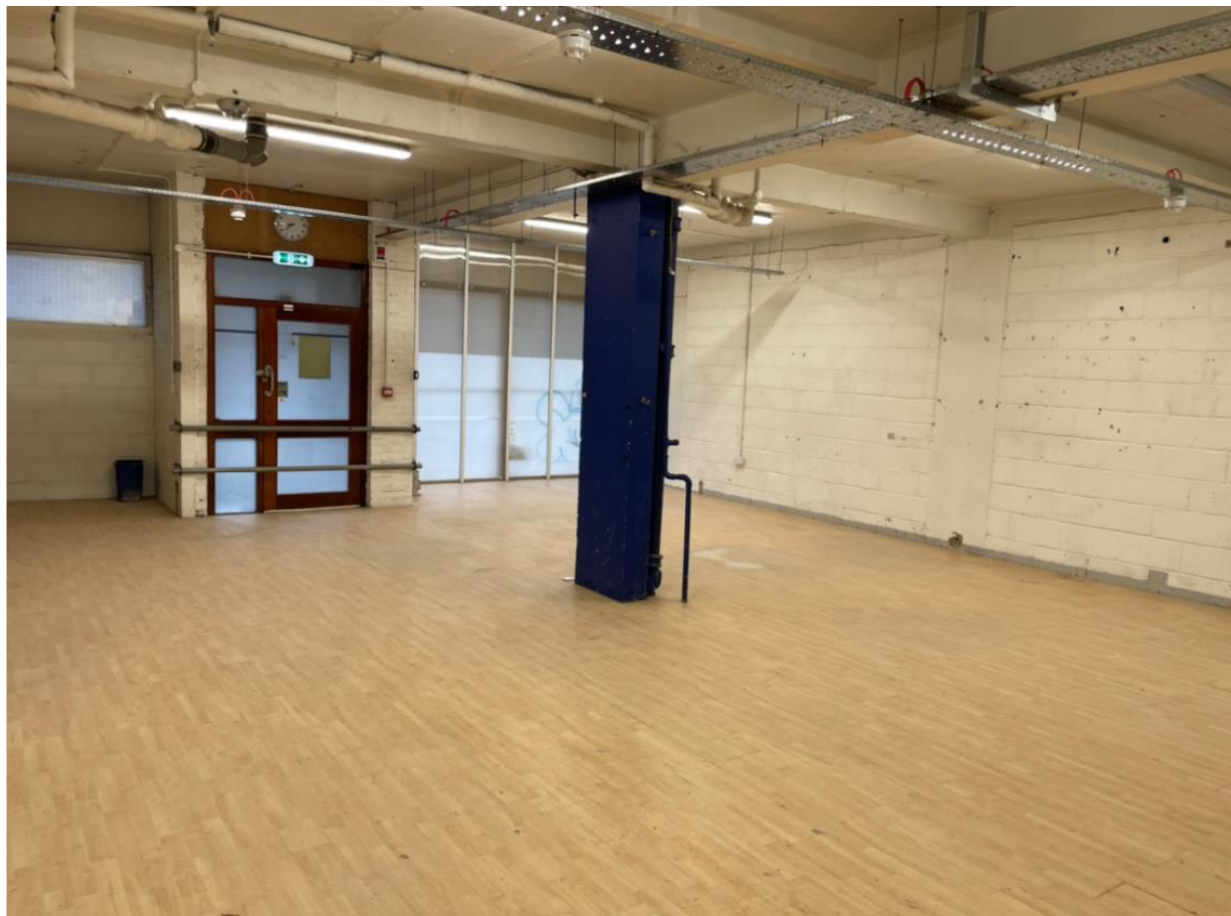


# Office premises

To let

15-17 & 21-29 Este Road, London, SW11 2TL



Prominent Location

**Spacious office premises with storage near Clapham Junction**



Quoting Rent

**£25,000 per annum**



Size

**4,320.90 sq ft NIA**



Planning

**Class E(g)(i) use (Offices) with ancillary storage**

## Get more information

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# Office premises to let

15-17 & 21-29 Este Road, London, SW11 2TL

## Description

A spacious property located a 5-minute walk from Clapham Junction Station, giving access to train services and a comprehensive network of bus routes. The A3 provides excellent road links into central London and west to the M25. This unique ground floor property has 3 storeys of residential units above and the surrounding area is also mostly residential. Falcon Road is less than 100m away, providing access to cafes, restaurants, and shops. Inside, the property contains space for both office and storage. There is a yard behind the property which is accessed via a gated driveway.

## Accommodation

Floor	Area (sq ft)	Area (sq m)
Total NIA	4320.90	401.43

The areas quoted are approximate.

## Rent

In the region of £25,000 per annum.

## Rent Deposit

A 6-month rent deposit will be required.

## Lease Terms

A new lease is being offered for a term to be agreed, subject to upward only 5 yearly rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

## Planning Consent

Previously used for Offices within E(g)(i) of the Town and Country Planning Order 1987 (with ancillary storage), this property is likely to be suitable for continued use as an office or planning consent will be required for a change of use to another use class order.

**Interested parties should carry out their own due diligence in this regard.**

## Specification

- Large open office space.
- 4 separate office/storage rooms.
- Secure storage room with large safe.
- Kitchen
- W/Cs.

## Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

## EPC

The EPCs for each unit are rated E and D and are available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Service Charge

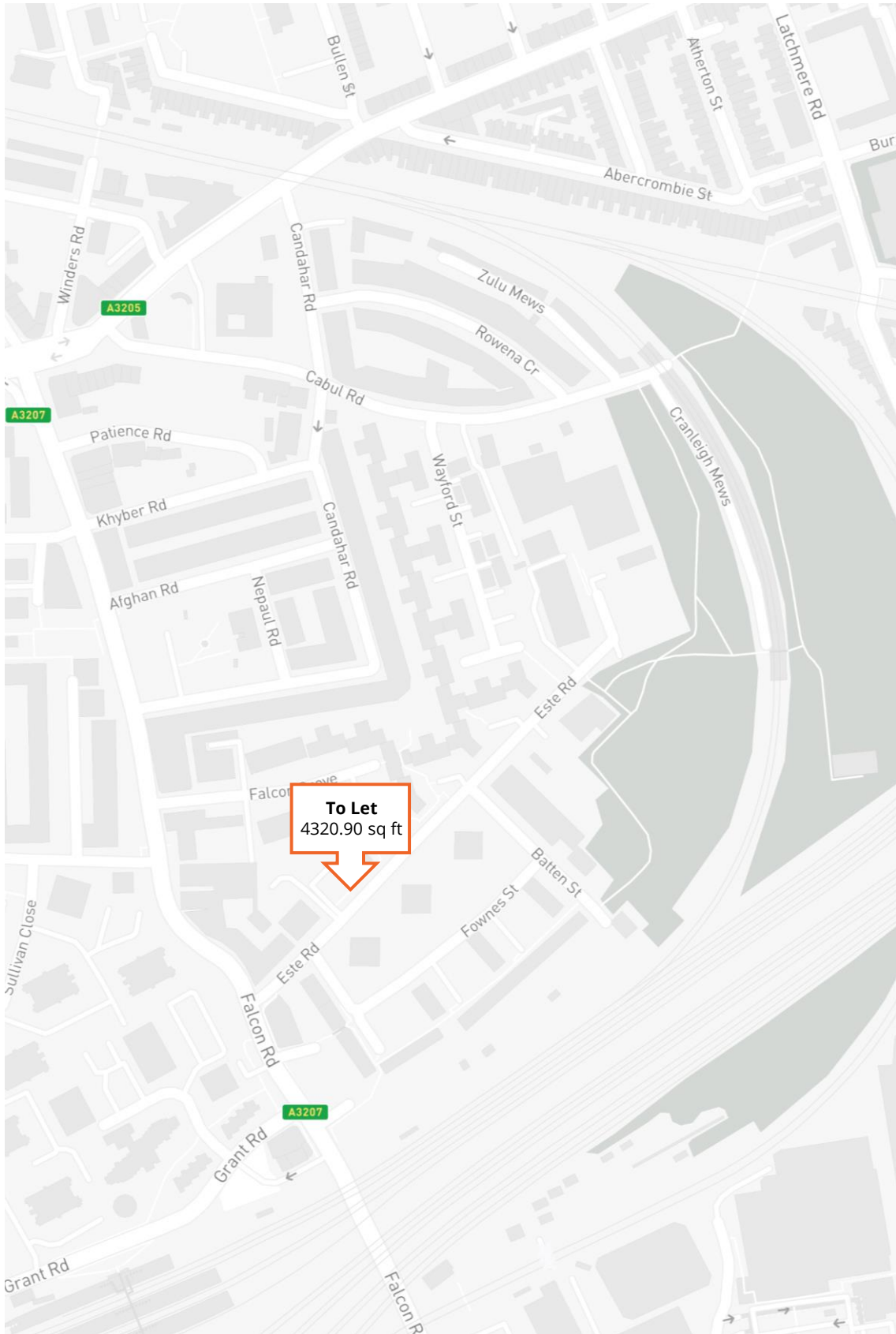
TBC.

## VAT

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

# Office premises to let

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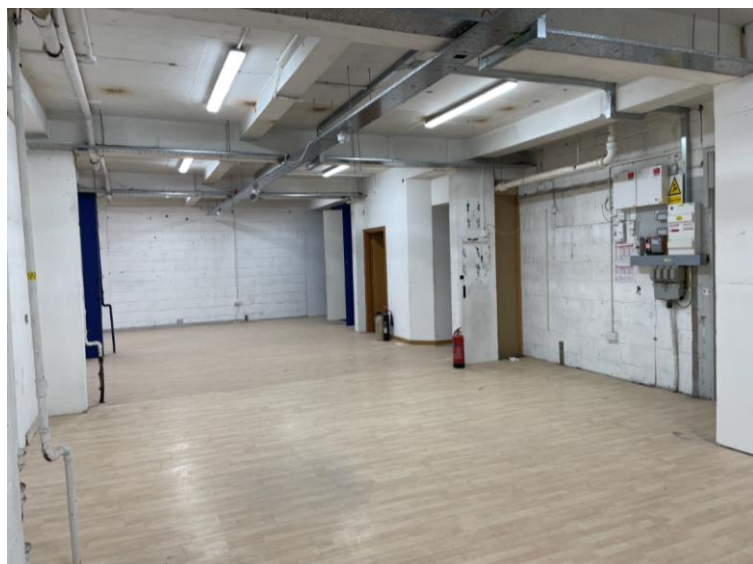
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To find out more,  
scan the QR code



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November 2023

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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