

Unit 16, 16 Porteus Place, Clapham  
London, SW4 0AS

**LEWIS  
&CO**

**OFFICE TO LET**



**DESCRIPTION**

The property comprises first floor contemporary media style studio office in a modern mixed-use development with landscaped central courtyard.

The property benefits from air conditioning, a balcony and a fully fitted kitchen plus two private meeting rooms and its own WC's. The offices have excellent natural light and it presents in very well in its current condition.

**ACCOMMODATION**

Unit 16 : 980 sq ft (91 sq m)

**LOCATION**

The property is located at Porteus Place, in Clapham Old Town between Clapham Common Northside and Macaulay Road.

Clapham Common underground station (Northern Line) with direct links to the City and West End is a five-minute walk away and Clapham High Street Overground station is also nearby.

The development is next to the open space of Clapham Common and the immediate local area has a variety of amenities including several gyms, a multiplex cinema, Starbucks, Gail's, Sainsbury's, Waitrose, Barclays Bank along with numerous independent coffee shops, bars and restaurants.

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#### **TERMS**

An assignment of the existing lease is available or a new lease.

#### **EPC**

On application.

#### **RENT**

£30,000 per annum, plus a £10,000 premium.

#### **SERVICE CHARGE**

On application.

#### **BUSINESS RATES**

Interested parties are advised to make their own enquiries with the local authority.

#### **VIEWING**

Viewing strictly by prior appointment with the sole agents:

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