

Unit 1a, Plough Brewery

Clapham, SW8 3JX

**LEWIS
&CO**

OFFICE TO LET



DESCRIPTION

The available 1st floor office suite has recently been refurbished and provides an open plan workspace for 8-12 desks. The office includes wall mounted comfort cooling units and a fitted kitchenette within the self-contained office. The offices benefit from 24-hour access.

ACCOMMODATION

Unit 1a	757 sq ft	(70 sq m)
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LOCATION

The Plough Brewery is situated on the northside of Wandsworth Road on the junction with Silverthorne Road, immediately opposite the junction with North Street.

The area benefits from excellent transport links with Queenstown Road station providing direct access to both Vauxhall and Clapham Junction. Wandsworth Road Overground Station is just a 2-minute walk away providing access to greater London. The area is also well catered for with local bus services providing access to the surrounding areas and Clapham Old Town only a short walk from the subject property.

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LEASE

Available on a new lease on terms to be agreed.

TIMING

Immediate upon completion of legal formalities.

RENT

£21,500 per annum.

RATES

Estimated at circa £11 psf.

SERVICE CHARGE

Estimated at circa £6.50 psf.

EPC

On application.

VAT

TBC.

VIEWING

Viewing strictly by prior appointment with the joint sole agents:

Lewis & Co

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