

UNIT 3.1F

567 SQ FT

A newly refurbished unit now available at Union Court. Offering a prominent spot in the Union Court corridor, this unit has access to serviced meeting room, kitchen and WC's.

UNION COURT

CLAPHAM, SW4 6JP



UNIONCOURT-CLAPHAM.CO.UK

PROPERTY FEATURES

- Newly refurbished
- Fantastic light and open space
- 24 Hour access and CCTV
- Super-fast broadband
- On site car parking available via separate license

TERMS

A new lease for a term to be agreed, subject to optional rolling breaks.

RENT

£22,680 pa,
£1890 pcm

RATES

TBC

SERVICE CHARGE

£879 pa, £73 pcm



LOCATION

Located on Union Road, Clapham, Union Court is under a 10 minute walk from the Northern line stations Clapham North and Stockwell- getting you into Central London in under 10 minutes. As well as this, all the services and offerings of Clapham High Street are right on your doorstep.

Source: walkit.com

**20-22 UNION ROAD,
CLAPHAM, LONDON SW4 6JP**

VIEWINGS AND FURTHER INFORMATION



Claudia Smith
020 7470 7145
claudia@heathersmithcommercial.com

Heather Smith
020 7470 7145
heather@heathersmithcommercial.com



Tristan Hampden-Smith
07876 334 141
tristan.hampden-smith@houstonlawrence.co.uk

Chris Jago
07775 620 499
chris.jago@houstonlawrence.co.uk

Heather Smith Commercial Limited (HSC) and its subsidiaries and their joint agents, if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) these particulars are given and any statement about the property is made without responsibility on the part of HSC or the seller or landlord and do not constitute the whole or any part of an offer or contract.(ii) any description, dimension, distance or area given or any reference made to condition, working order or availability of service or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability of use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) no employee of HSC has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contracts whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.(iv) price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) except in respect of death or personal injury caused by the negligence of HSC or its employees or agents, HSC will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by HSC. (vi) in the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specifications or scope of works or amenities, infrastructure or services or information concerning views, character, appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and HSC shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.