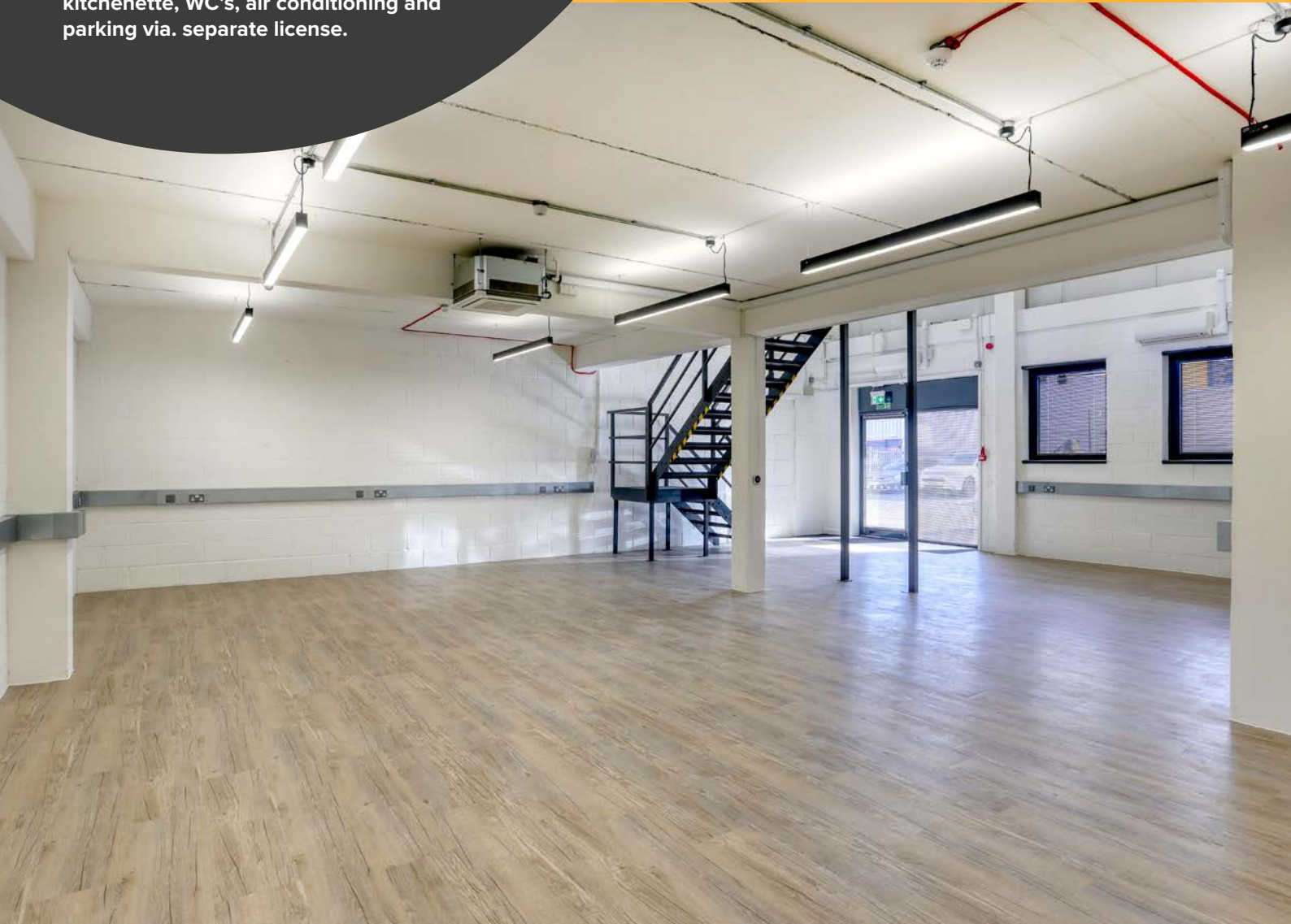


UNIT 3A 1860 SQ FT

A newly refurbished unit now available at Union Court. Split across ground floor and 1st floor mezzanine, this unit offers a private kitchenette, WC's, air conditioning and parking via. separate license.

UNION COURT

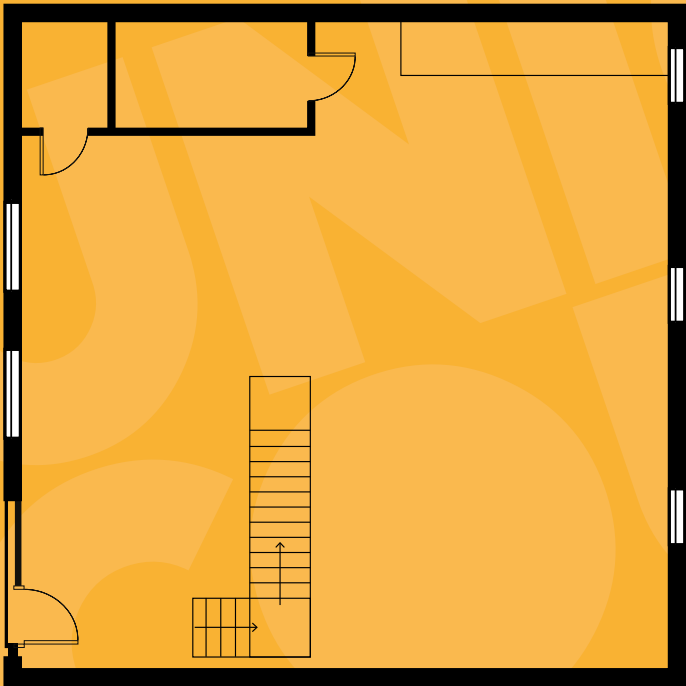
CLAPHAM, SW4 6JP



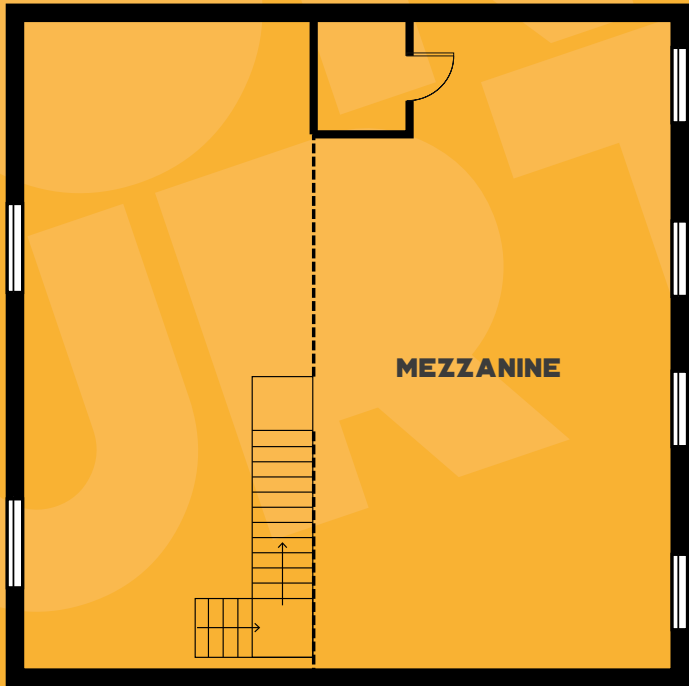
UNIONCOURT-CLAPHAM.CO.UK



GROUND FLOOR



MEZZANINE FLOOR



PROPERTY FEATURES

- Newly refurbished
- Fantastic natural light and open space
- Private kitchenette and WC's
- Full air conditioned
- 24 Hour access and CCTV
- Super-fast broadband
- On site car parking via separate license

TERMS

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

RENT

£40 psf exclusive + VAT

RATES

To be investigated with Lambeth Council

SERVICE CHARGE

£3.40 psf



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



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