



## AVAILABLE - TO LET

**26-30 Prescott Place, London SW4 6BU**

Ground floor showroom Class E premises 2,137 sq ft (198.5 sq m)

Rent £39,750 per annum exclusive

All enquiries to

**0203 576 3331**

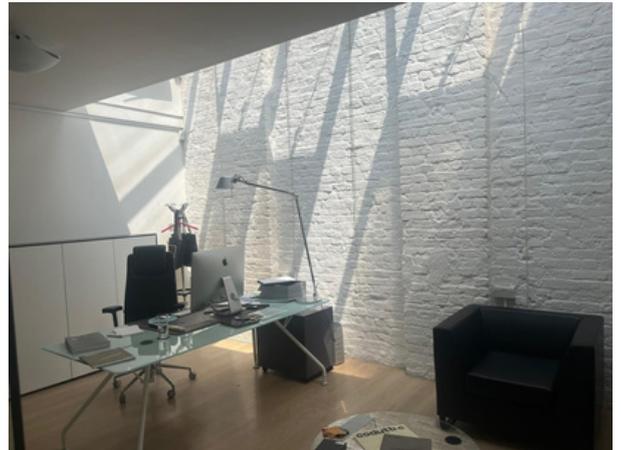
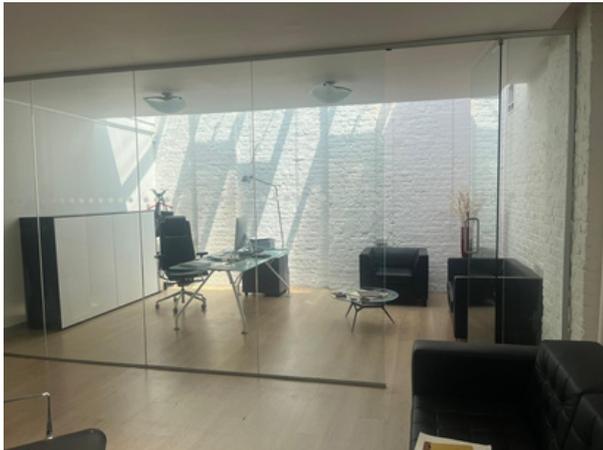
[Assemblycre.co.uk](http://Assemblycre.co.uk)

**Assembly.**

Commercial Real Estate

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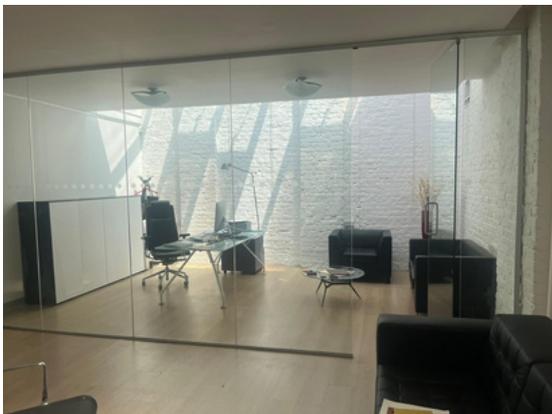


These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

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## Location

The premises is located on Prescott Place, which is located off Clapham High Street. Local amenities for the area are excellent, with various bars, restaurants and eateries situated on the High Street.

Transport links for the property are excellent, with bus routes running up and down Clapham High Street, whilst Clapham Common, Clapham High Street and Clapham North Stations are located approximately 250, 200 and 300 metres away from the property respectively.

## Description

The showroom is arranged over ground floor only and benefits from the following amenities.

## Amenities

- Ground floor frontage
- Roller shutters
- Laminate wooden flooring
- Underfloor heating
- Electric boiler
- kitchenette
- Male and female WCs
- Space for parking at the front
- Demised area in front of office
- All the windows have steel grilles providing extra security

The premises has a minimum eaves height of 2.37 metres (circa 60% of the space) and a max of 2.63 metres (circa 40% of the space).

**Rent** £39,750 per annum exclusive

**Service charge** Pro rata as and when works are required to the structure of the building

**Business Rates** Circa Approx £15,000 payable per annum

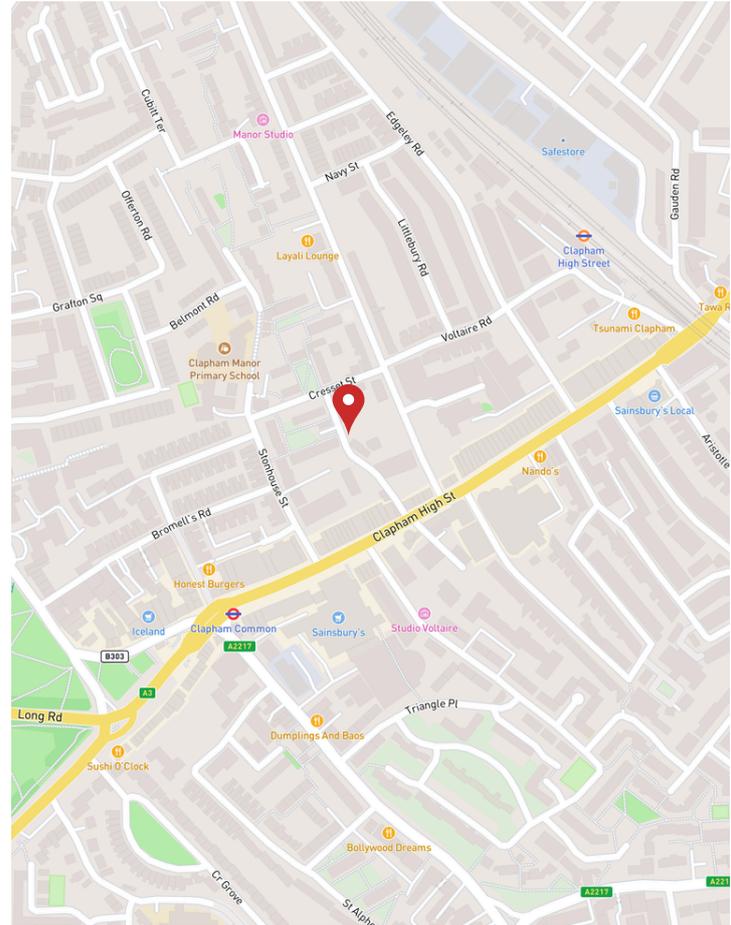
**Building Type** Class E use

**VAT** The premises are not elected for VAT

**EPC Rating** C-59

**Size** all measurements are approx NIA

Ground floor - 2,137 sq ft (198.5 sq m)



## Contact Owners Sole Agents

**Assembly CRE**

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

**Jamie Mackenzie**

07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

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