

**Polygon House, 18-20 Bromells Road,
SW4
Office To Let**



974 TO 2,099 SQ FT
(90.49 TO 195 SQ M)

**Good quality office
floors located next to
Clapham Common**

- Fitted floors
- Recently refurbished
- A/C
- Excellent location
- Access to Green space

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Summary

Available Size	974 to 2,099 sq ft / 90.49 to 195 sq m
Rent	£25 - £35 per sq ft Subject to Lease length
Rates Payable	£7 per sq ft
Service Charge	£4.86 per sq ft
EPC	Upon Enquiry

Description

There are two available floors at Polygon House.

Polygon House is a modern multi let office building with floors that have been recently refurbished. The available Ground and 1st floor units have good natural light and floor to ceiling height fitted with A/C, Perimeter trunking and kitchenettes.

The First floor has been fitted to provide a tenant with office space ready for immediate occupation.

The office are available on a new lease at £35.00 per sq ft, or on a short term lease to April 2024 at £25.00 per sq ft.

Location

Polygon House is located in the heart of the heart of Clapham old town, a two minute walk to Clapham Common Underground station (Northern Line). Clapham High Street Overground station is a direct 7 minute walk from the building.

Clapham Common is home to popular eateries, bars and shops which provide a vibrant high street environment with direct access to Clapham common park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor Rear Unit	1,125	104.52	Available
Ground - Ground Floor Rear Unit	974	90.49	Available
Total	2,099	195.01	

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