



ROBERT IRVING BURNS

ABBEVILLE MEWS - UNIT 13 & 14

88 CLAPHAM PARK ROAD

LONDON SW4 7BX

TO LET

TWO SELF-CONTAINED COMMERCIAL BUILDINGS
LOCATED BEHIND A SECURED GATED MEWS WITH
CAR PARKING

FROM 781 TO 4,941 SQ.FT



Location



No. 32



Clapham Common



Minnow



The Windmill

Location

Abbeville Mews is situated in the ever-popular Clapham area. The immediate vicinity comprises a mix of commercial premises and high quality residential together with a good selection of shops, bars, pubs and restaurants nearby in Abbeville Road and Clapham High Street. Clapham Common underground station is within 5 minutes' walk from the property (Northern Line) and numerous nearby bus routes connect across south and central London.

88 CLAPHAM PARK ROAD

RIB

Description

Unit 13 and 14 sit within the safely gated Abbeville Mews. Unit 13 is arranged over the Ground and 1st Floor coming with 3 parking spaces. The larger unit 14 is arranged over Ground, 1st and 2nd Floor coming with 5 parking spaces. Both properties benefit from air conditioning (not tested) and excellent ceiling height. The properties are available to let to a variety of different occupiers looking for a new space near the well connected Clapham Common.





UNIT 13



UNIT 13



UNIT 14



UNIT 14



UNIT 13

13 ABBERVILLE MEWS

| | |
|---------------------------------------|----------|
| Total Size (sq.ft.) | 4,160 |
| Quoting Rent (p.a.) excl. | £114,400 |
| Service Charge | £14,874 |
| Estimated Rates Payable (p.a.) | £56,160 |
| Estimated Occupancy Cost excl. (p.a.) | £185,434 |

14 ABBERVILLE MEWS

| | |
|---------------------------------------|---------|
| Total Size (sq.ft.) | 781 |
| Quoting Rent (p.a.) excl. | £21,478 |
| Service Charge | £2,796 |
| Estimated Rates Payable (p.a.) | £10,544 |
| Estimated Occupancy Cost excl. (p.a.) | £34,818 |

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

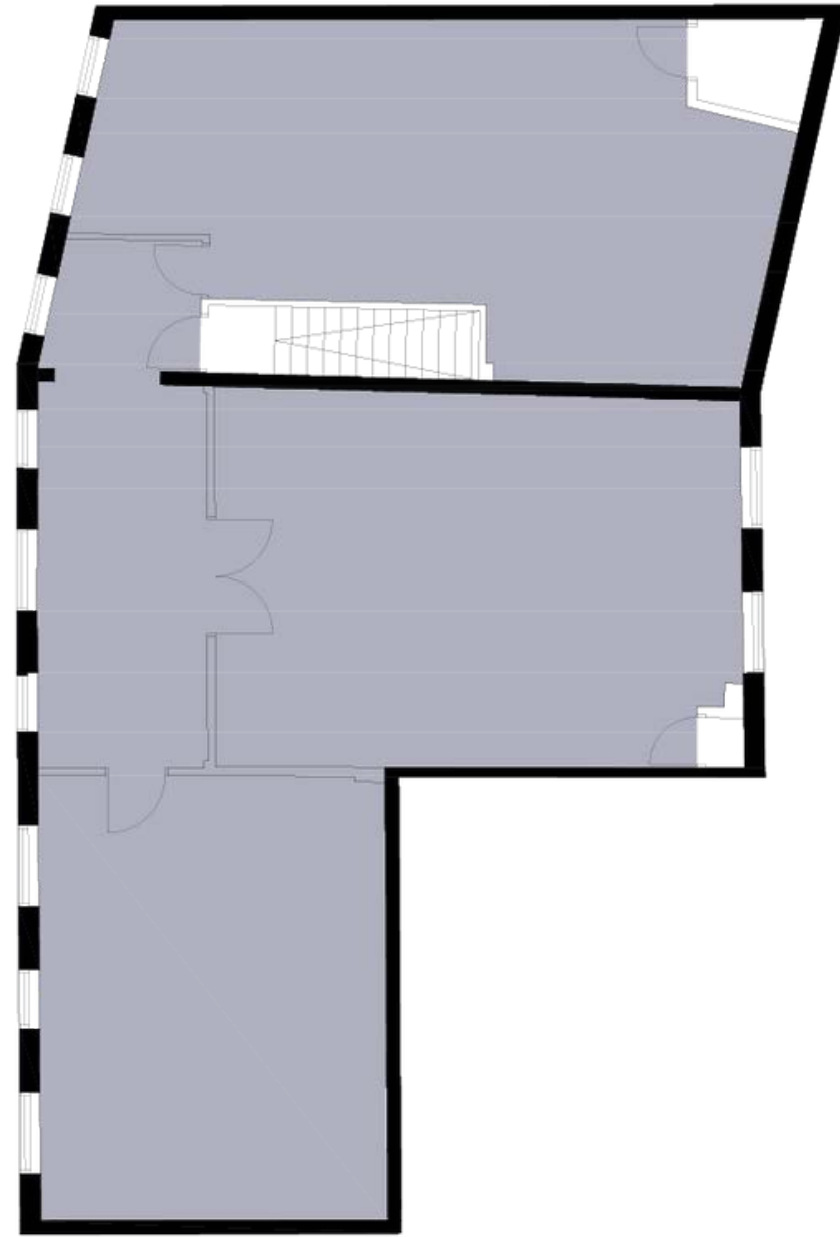
| ADDRESS | FLOOR | SQ.M | SQ.FT |
|---------------------------|--------------|--------------|--------------|
| | 2nd Floor | 140.4 | 1,511 |
| 13 ABBERVILLE MEWS | 1st Floor | 121.1 | 1,304 |
| | Ground Floor | 125.0 | 1,346 |
| Sub Total | | 386.5 | 4,160 |
| 14 ABBERVILLE MEWS | 1st Floor | 44.1 | 475 |
| | Ground Floor | 28.5 | 307 |
| Sub Total | | 72.6 | 781 |
| TOTAL | | 459.1 | 4,941 |

Note: The above floor areas have been provided to us by Sterling Temple and all interested parties should verify this as part of their due diligence.

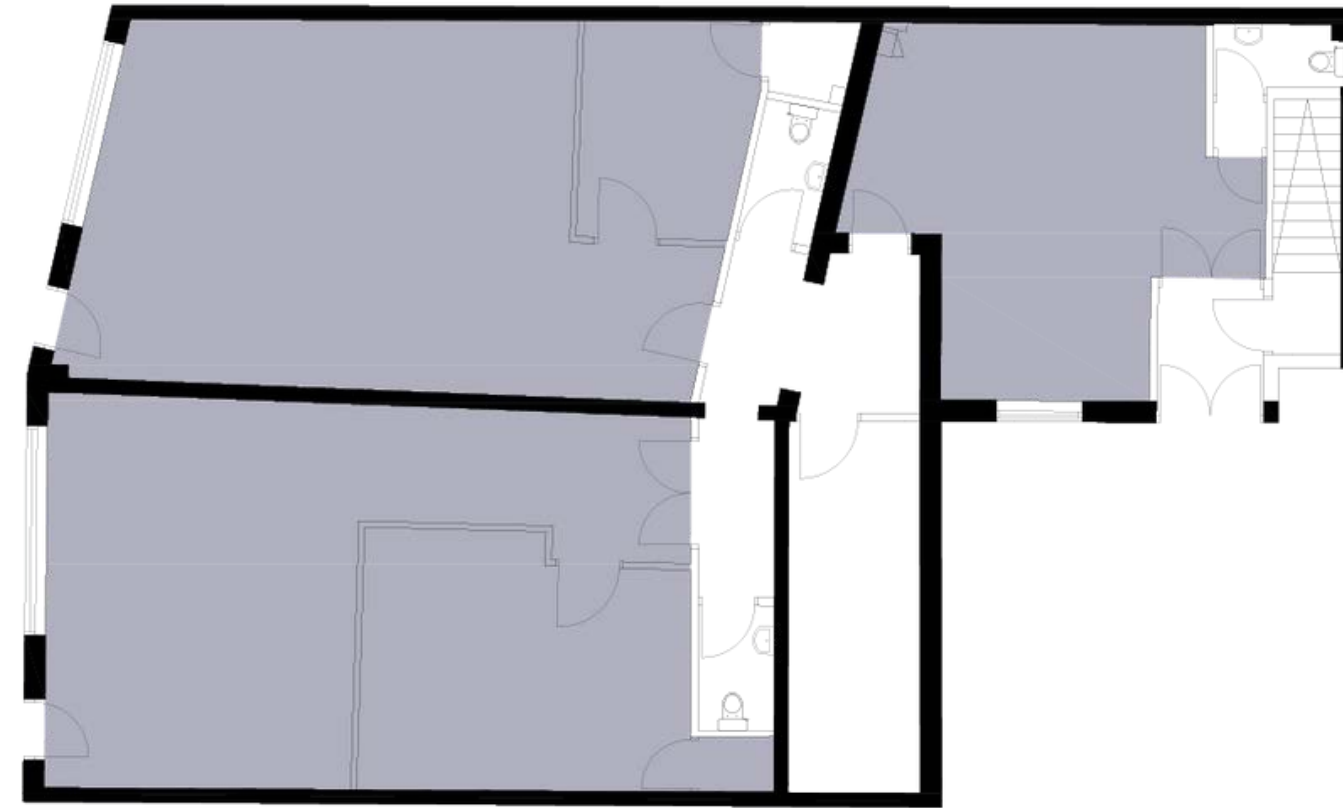
Floor Plans

Not to scale.

13 ABBERVILLE MEWS



Ground Floor 1,346 SQ.FT

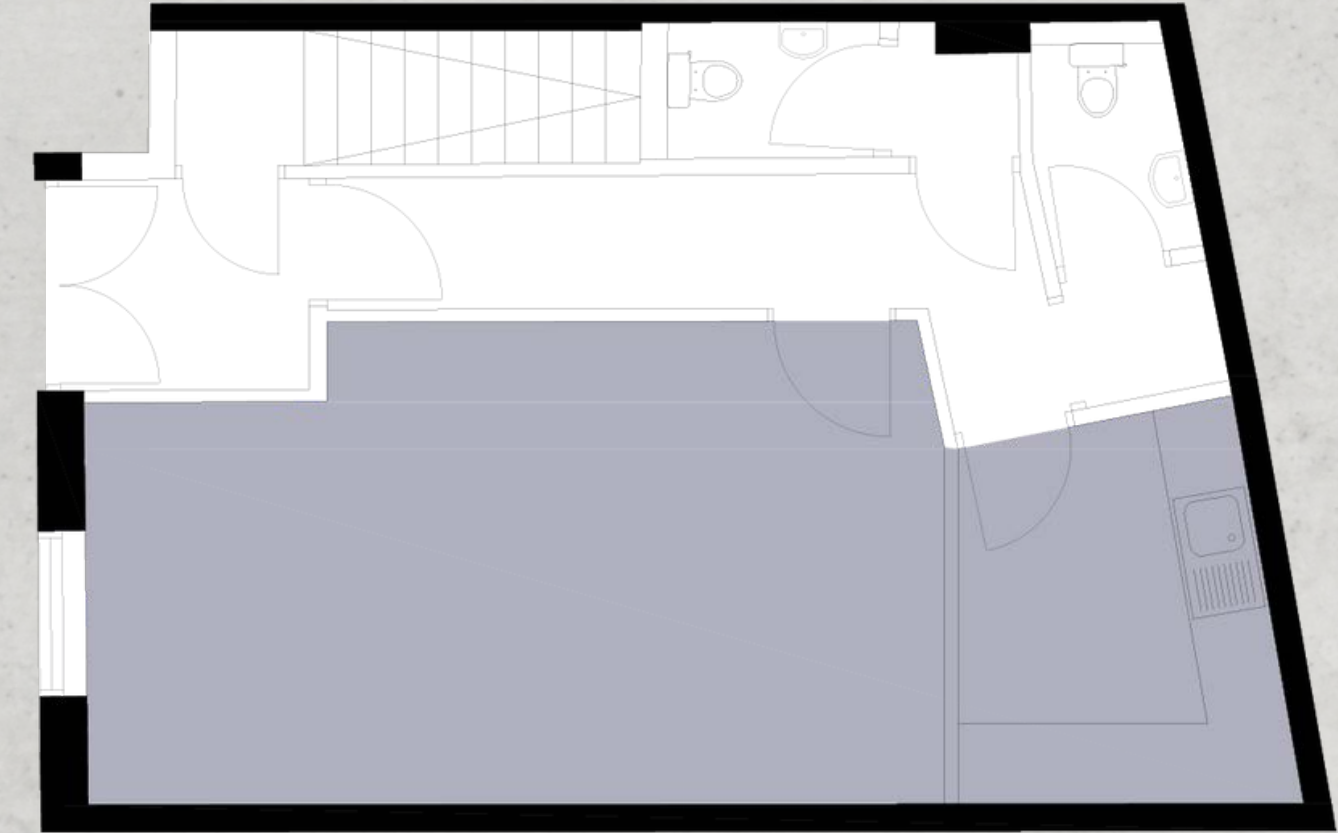


First Floor 1,304 SQ.FT

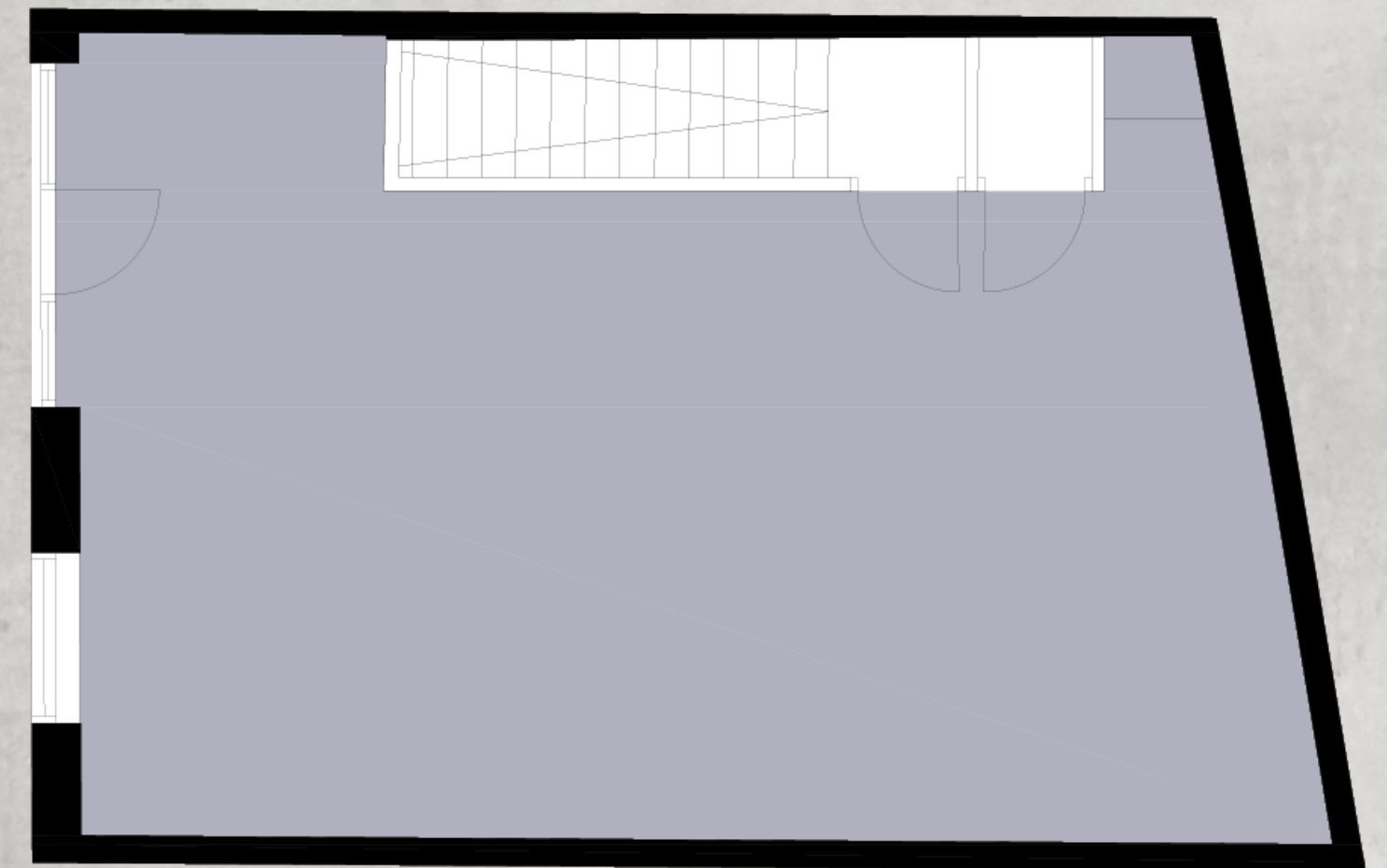


Second Floor 1,511 SQ.FT

14 ABBERVILLE MEWS



Ground Floor 1,346 SQ.FT



First Floor 1,304 SQ.FT

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled Floor Plans available on request.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2024



ROBERT IRVING BURNS

CONTACT US

Freddie Brett
020 7927 6575
Freddie@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Matthew Mullan
020 7927 0622
Matthewm@rib.co.uk

WWW.RIB.CO.UK