



ROBERT IRVING BURNS

UNIT 13, ABBEVILLE MEWS

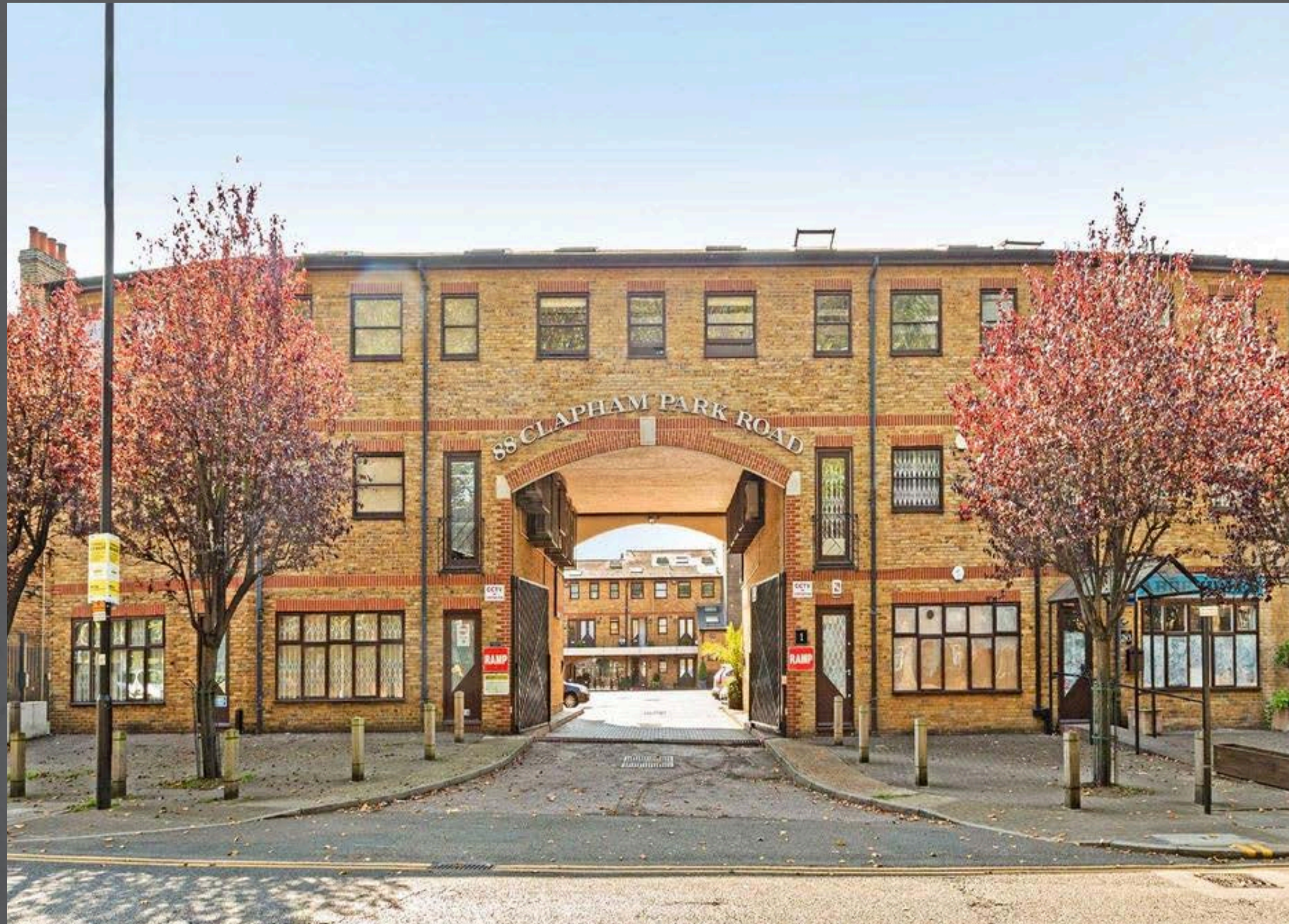
# 88 CLAPHAM PARK ROAD

LONDON SW4 7BX

**TO LET**

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

**4,160 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



## Description

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



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RIB







**UNIT 13, ABBEVILLE 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
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£185,434</b>

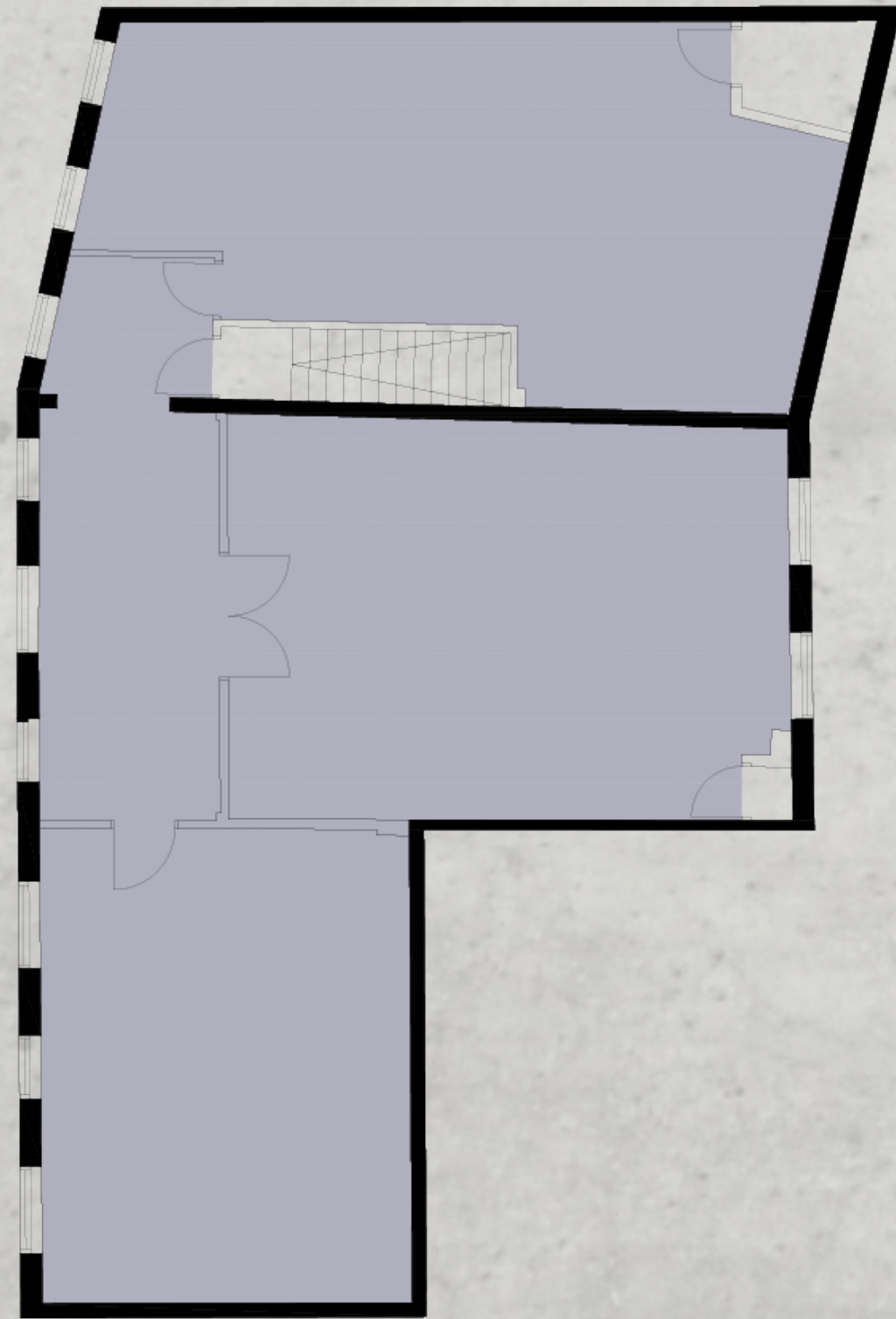
In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

ADDRESS	FLOOR	SQ.M	SQ.FT
	2nd Floor	140.4	1,511
<b>UNIT 13, ABBEVILLE MEWS</b>	1st Floor	121.1	1,304
	Ground Floor	125.0	1,346
<b>TOTAL</b>		<b>386.5</b>	<b>4,160</b>

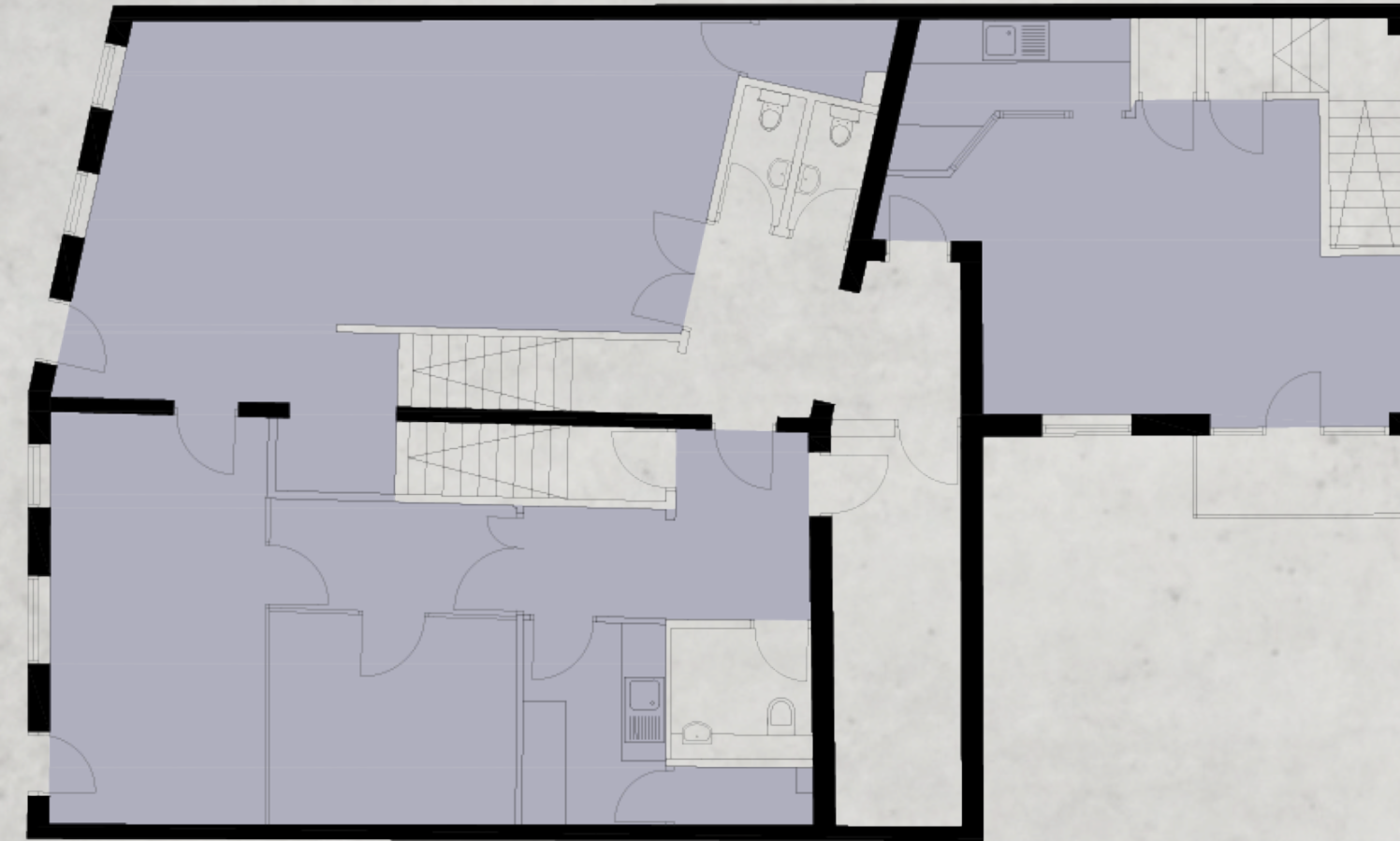
Note: The above floor areas have been provided to us by Sterling Temple and all interested parties should verify this as part of their due diligence.



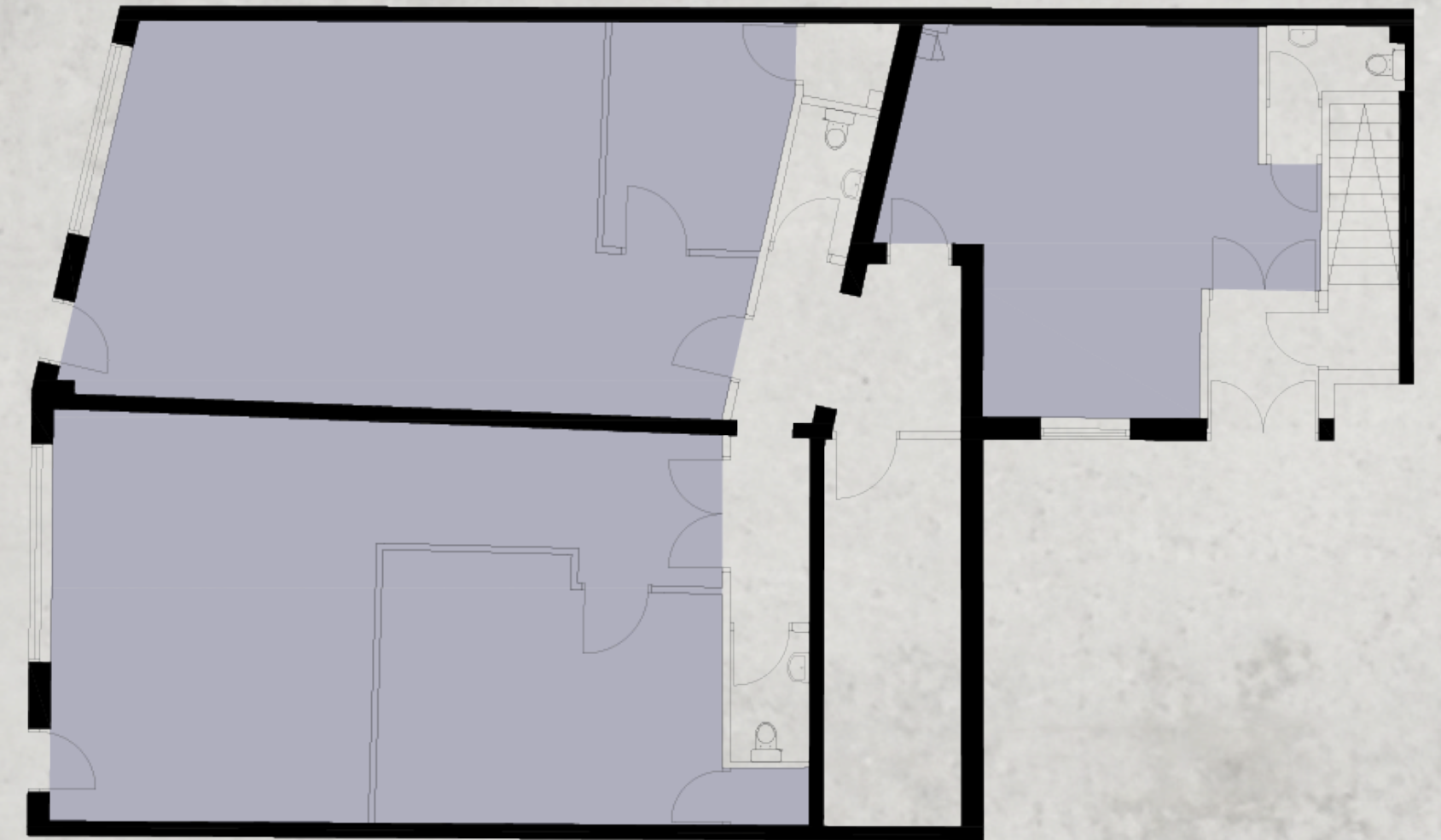
## UNIT 13, ABBERVILLE MEWS



Ground Floor 1,346 SQ.FT



Second Floor 1,511 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. June 2024



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## CONTACT US

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