

Est. 1955

Tarn &Tarn

40 CLAPHAM HIGH
STREET
CLAPHAM
LONDON
SW4 7UR

SELF-CONTAINED E-
CLASS UNIT IN THE
HEART OF CLAPHAM

1,102 FT²



DESCRIPTION

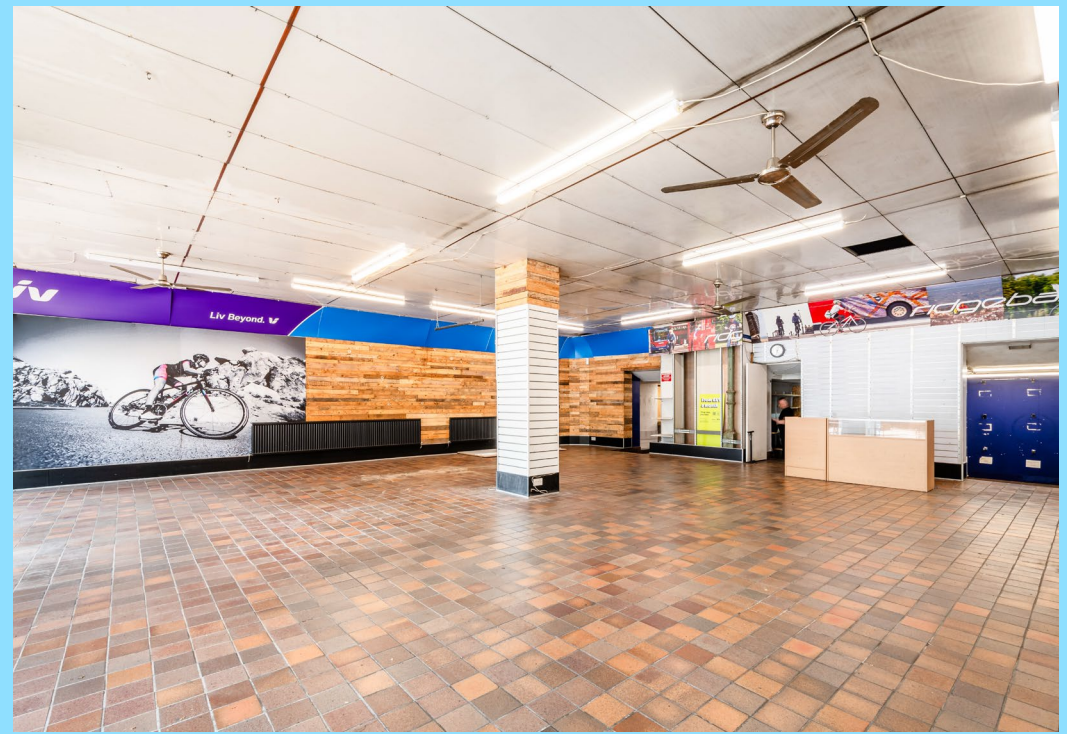
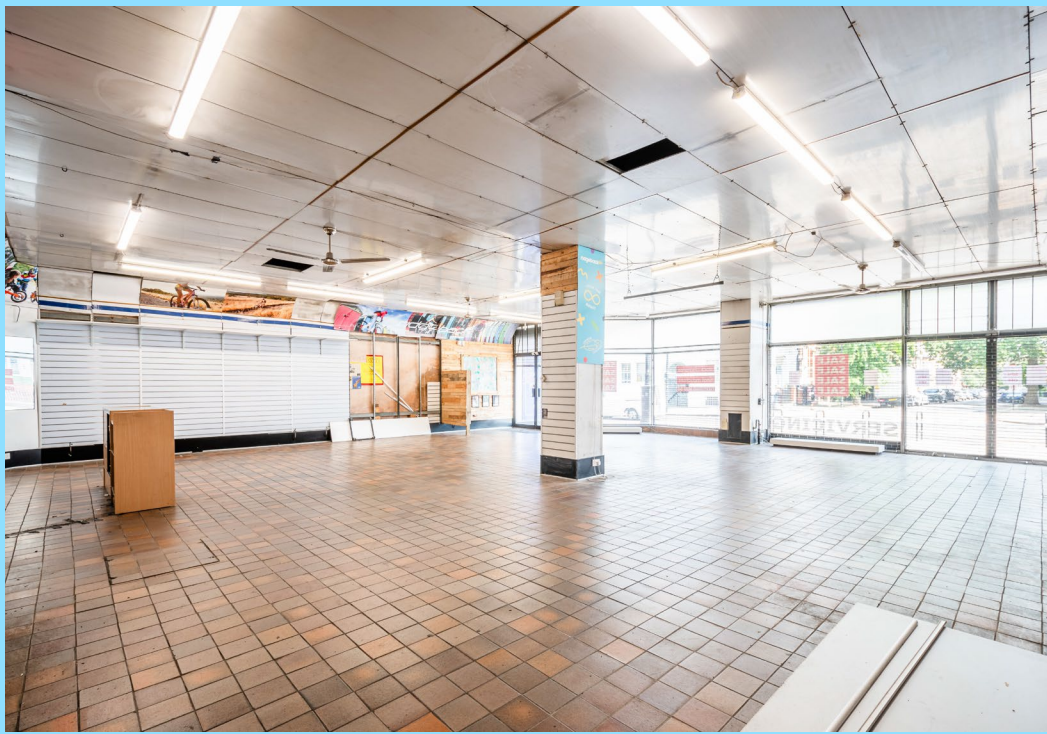
The available accommodation is a self-contained E-class unit, located on the ground floor within this mix-use building. This versatile space features an open-plan layout, good natural light, and great ceiling height — 3 m with the existing suspended ceiling, or up to 3.72 m if the suspension is removed. Situated in a prominent position on Clapham High Street, the unit offers excellent transport links, making it an ideal opportunity for any business operating under the E-use class seeking a presence in the South West London area.

SUMMARY

- High Footfall Area
- Security Shutter
- Excellent Transport Connectivity
- Open Plan
- Great Ceiling Height (Up to 3.7m)
- Prominent Position
- Good Natural Light
- Self-Contained
- WC Facility



Note: The images featured in these marketing particulars represent the spacious layout of the large unit. The unit can be subdivided into two smaller, self-contained units, each with its own independent access and shutter. Partitioning will be arranged by the freeholder. (Further details are available upon request).



40 CLAPHAM HIGH STREET,
LONDON, SW4 7UR




LOCATION

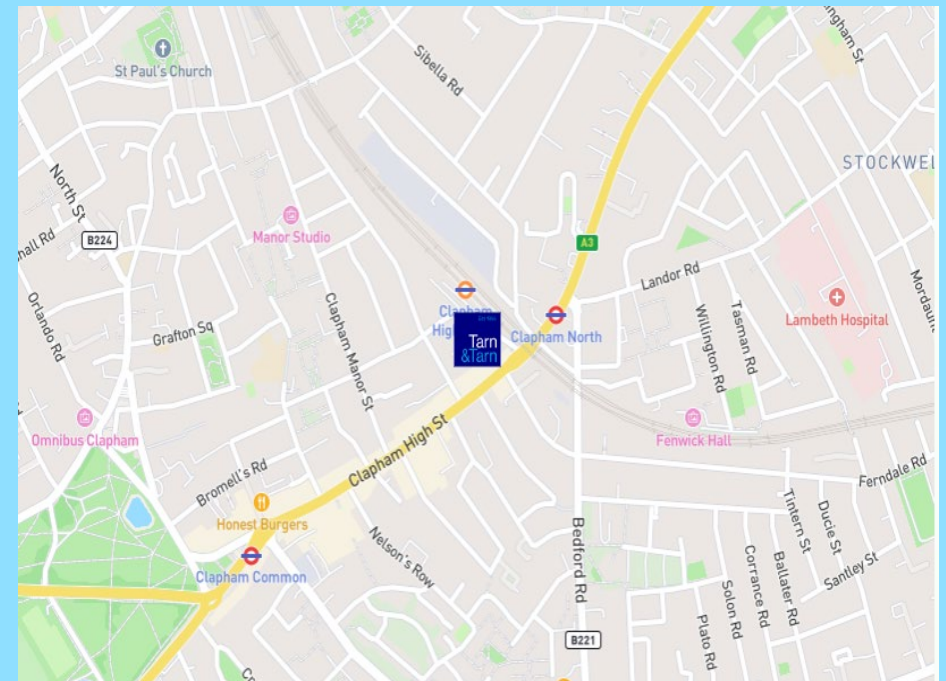
THE AREA

Located on the North side of Clapham High Street, this area is celebrated for its unique charm and ambiance. It boasts a mix of trendy cafes, lively pubs, bustling markets, and a vibrant nightlife scene. Clapham Common, Clapham High Street, and Clapham North stations are all within a short walking distance, providing easy access to the rest of London via the Northern Line and Overground Line.



TRANSPORT

-  Clapham High Street (2-minute walk) – **Overground Line**
-  Clapham North (4-minute walk) – Northern Line
-  Clapham Common (7-minute walk) – Northern Line



ACCOMMODATION

FLOORS	FT ²	ASKING RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES (£ PA)	TOTAL YEAR
Ground Floor	1,102				
TOTAL	1,102	£48,000	TBC	£TBC	£48,000

BUILDING INSURANCE

Current Cost: TBC

LEGAL COSTS

Each party to bear their own costs

VAT

Not Applicable

LOCAL AUTHORITY

Local Authority of Lambeth

TERMS

A new FRI Lease to be contracted outside the security and provisions of the Landlord and Tenant Act of 1954.

A.M.L, A.B.C & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAMS

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640009
E GASPER@TARN-TARN.CO.UK



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**