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WINDSOR WORKS, SEDLEY PLACE VENN STREET, CLAPHAM, SW4 0AX

FOR SALE



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NEW BUILD OFFICES IN THE HEART OF CLAPHAM (CONSTRUCTION UNDERWAY)

33.13 SQ. M. (357 SQ FT) TO 803.45 SQ M (8,648 SQ FT) APPROX

PRICES FROM: £300,000

Location

The properties are situated in Sedley Place, off Venn Street close to Clapham High Street (A3). Clapham Common (Northern Line) Underground and Clapham High Street mainline railway stations are both within walking distance.

There are also various buses serving the area located on Clapham High Street. All amenities can be found on Clapham high Street such as supermarkets, banks, restaurants and bars.

Description

The premises are to be presented to the market with painted white walls, wooden stripped flooring, category II strip lighting, high ceilings, metal casement windows, WC's and a kitchenette on each floor.

The new build units are under construction and will be arranged over the lower, ground, first, second and third floors with further space provided via a bridge link. The office space will be constructed in a similar style to unit 6 (existing).

Accommodation

The units will have the following approximate net internal areas (measured off plan):-

New Build

Unit 1 Ground and Lower Ground Floor (Linked)	296.77 sq m	3,194 sq ft
Unit 2 First Floor	153.01 sq m	1,647 sq ft
Unit 3 Bridge Studio	33.13 sq m	357 sq ft
Unit 4 Second Floor	143.82 sq m	1,548 sq ft
Unit 5 Third Floor	86.72 sq m	933 sq ft

Refurbished

Unit 6 (Ground Floor)	90.00 sq m	969 sq ft
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Total **803.45 sq m** **8,648 sq ft**

Planning

B1 Offices.

Price

From £300,000, further details upon application.

Tenure

Virtual Freehold (999 years)

Rates

To be assessed once the works have completed. The Standard Business Rates Multiplier for 2010/11 is 41.4p in the £. For further information on business rates including relief which could be applicable, visit www.mybusinessrates.gov.uk.

VAT

Please note that VAT is applicable in respect of these premises.

Legal Costs

Each party are to pay their own legal costs.

Viewing

Strictly by prior arrangement with sole selling agents Hindwoods.

CG4080

"You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through website www.commercialleasecode.co.uk".