



# Property Particulars

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## Prescott Place 22 (Office Space)



**22 Prescott Place London SW4 6BT**

**Min-Max area: 998-998 (sq ft) or 92.7-92.7 (sq m)**

### **Location:**

The property is situated on the north east side of Prescott Place a few metres in from Clapham High Street and is very conveniently located for the shops bars and restaurants to be found in the High Street, together with Clapham Common and Clapham North underground stations and Clapham High Street BR station.

 [view map](#)

# Property Particulars

**Description:**

The available accommodation comprise a superbly refurbished self contained studio/office suite on the first first floor with a private entrance and parking available within the courtyard.

**Amenities:**

Self Contained - Private Entrance - Central Heating - Excellent Natural Light - Studio Style Space - Private Kitchen and WCs - On site parking.

**Rent:**

£23,500 per annum exclusive of VAT, business rates and service charges, payable quarterly in advance.

**Price:** N/A

**Service charge:** Approx £2,000 per annum (tbc)

**Tenure:** A new full repairing and insuring lease is offered for a term to be agreed to incorporate periodic upward only rent reviews.

**Possession:** Immediate

**Status:** Available

**Areas:** Clapham

**Viewing info:** via Houston Lawrence 0207 924 4476

## 22 Prescott Place

**Rent:** £25,000 per annum exclusive of VAT, business rates and service charges, payable quarterly in advance.

**Price:** N/A

**Service charge:** Approx £2,000 per annum (tbc)

**Rates:** Approximately £7,000 pa (2009-2010)

**Description:** The available accommodation comprise a self contained studio/office suite on the first first floor with a private entrance and parking available within the courtyard.

**Size:** 998 (sq ft) 92.7 (sq m)