



Property Particulars

Osborne House (Office Space)



9-11 Macaulay Road Clapham SW4 0JP

Min-Max area: 1335-16358 (sq ft) or 124.0-1519.7 (sq m)

Location:

The property is situated on the east side of Macaulay Road, halfway between Old Town and Wandsworth Road. Clapham Common (underground) and Wandsworth Road (Mainline) stations are each less than ½ mile walk from the property.

 [view map](#)

Property Particulars

Description:

The available accommodation comprises a self contained building offered to let as a whole or in floors. Each floor is divided to form a variety of different sized offices including a large feature office on the ground floor (shown above).

Amenities:

• Suspended Ceilings • Gas Fired Central Heating • Kitchen • Cat II Lighting • Lawned Garden Area • On site Parking

Rent:

Offers in the region of £165,000 per annum exclusive of VAT, business rates and service charges (if applicable). (Terms for individual floors available upon request)

Price: N/A

Service charge: TBC

Tenure: A new full repairing and insuring lease(s) will be granted for a term to be agreed, incorporating periodic rent reviews.

Possession: Upon completion of legal formalities

Status: Available

Areas: Clapham

Viewing info: Via Chris Jago of sole letting agents Houston Lawrence – 020-7924 4476

Second floor

Rent: Upon Application

Price: N/A

Service charge: TBC

Rates: TBC

Description: The available accommodation comprises a self contained building offered to let as a whole or in floors. Each floor is divided to form a variety of different sized offices including a large feature office on the ground floor.

Size: 1335 (sq ft) 124.0 (sq m)

Osborne House

Rent: £160,000 pa exclusive.

Price: N/

Service charge: TBC

Rates: TBC

Description: Comprises a self contained building offered to let as a whole or in floors. Each floor is divided to form a variety of different sized offices including a large feature office on the ground floor.

Size: 8170 (sq ft) 759.0 (sq m)

First Floor

Rent: Upon application

Price: N/A

Service charge: tbc

Rates: tbc

Description: The available accommodation comprises a self contained building offered to let as a whole or in floors. Each floor is divided to form a variety of different sized offices including a large feature office on the ground floor

Size: 3100 (sq ft) 288.0 (sq m)

Ground Floor & Basement

Rent: Upon Application

Price: N/A

Service charge: tbc

Rates: tbc

Description: The available accommodation comprises a self contained building offered to let as a whole or in floors. Each floor is divided to form a variety of different sized offices including a large feature office on the ground floor

Size: 3753 (sq ft) 348.7 (sq m)