

**Offices Occupying Entire Converted Victorian Terraced Building
251 Lavender Hill, Battersea, London SW11**



Location

This is an attractive location that will appeal to local Battersea, Clapham Junction occupiers and those occupiers needing easy access to central London. Lavender Hill is comprised mainly of retail and commercial uses with good local services including a main Post Office very close by. The local residential population is affluent. Public Transport in the form of buses along Lavender Hill and the extensive facilities of Clapham Junction Station is excellent.

Accommodation

The property is in shell condition and has been partially refurbished including kitchen (not included in floor areas below), new boiler and partly refurbished toilets and left ready to be completed, decorated and commissioned. Approximate Areas Below.

| | | |
|-----------------------|------------|-----------|
| Basement | 480sq ft | 44.5 sq m |
| Ground Floor | 520 sq ft | 48 sq m |
| Ground Floor Entrance | 80 sq ft | 7.5 sq m |
| Half Landing | 45 sq ft | 4 sq m |
| First Floor | 565sq ft | 52.5 sq m |
| Half Landing Kitchen | | |
| Second Floor | 520 sq ft | 48 sq m |
| Half landing Bathroom | | |
| Third Floor | 400 sq ft | 37 sq m |
| Total | 2610 sq ft | 242 sq m |

Terms

Either by way of assignment of the lease on a full repairing and insuring basis which is for a term of 34 years from 1984 expiring on 30 Sept 2018 with a rent review on 01/10/2011 and thereafter at three yearly intervals, at a rent of £33,850 pa exclusive payable quarterly in advance for a nominal premium to be agreed.

Or by way of under letting at a rent of £40,000 pa exclusive for a term to be agreed with a rent review on 01/10/2011 and thereafter at three yearly intervals

Each Party is to bear their own legal costs

EPC

An Energy Performance Certificate is available for the property and is available to view.

Viewing, Strictly by Appointment and Further Information

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Featherstone Leigh Commercial

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