

**LEWIS
& CO**



THE PLOUGH BREWERY

CLAPHAM, SW8 3JX

**FIRST FLOOR OFFICE SUITE TO LET
797 SQ FT (70 SQM)**



THE PLOUGH BREWERY

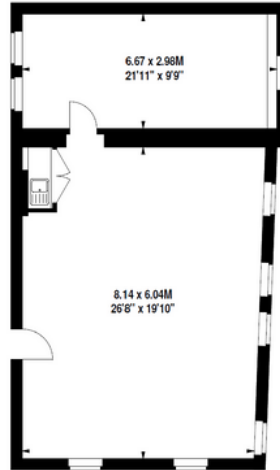
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DESCRIPTION

The Plough Brewery is a Grade II listed building that dates back to 1801. The building has been converted into a contemporary office space whilst preserving its historic charm.

The first floor office suite is available, offering a open plan modernised workspace for 8 - 12 desks. The unit includes wall mounted comfort cooling units and a small fitted kitchenette. One on-site parking space is also available as well as access to secure bike storage and communal shower facilities. The offices further benefits from 24 hour access.



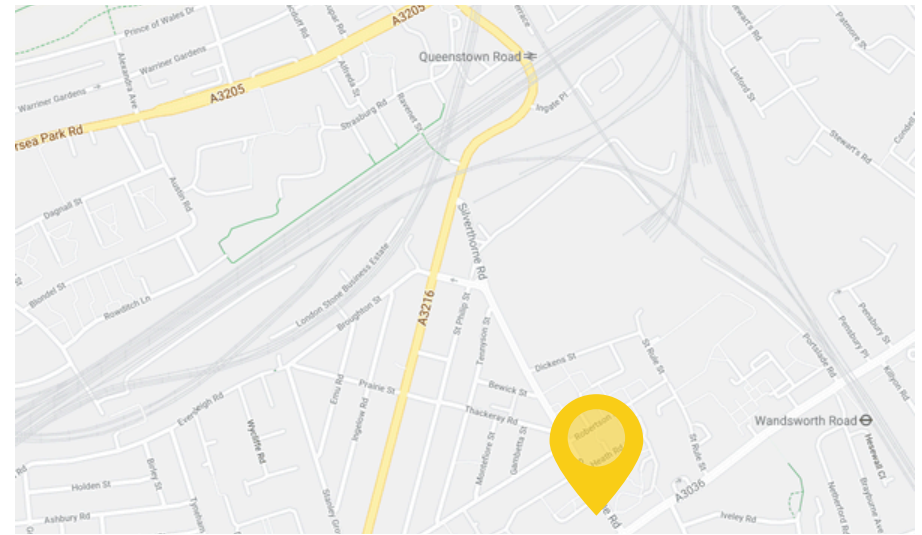
First Floor

LOCATION

The Plough Brewery is situated on the junction with Silverthorne Road, immediately opposite the junction with North Street.

The area benefits from excellent transport links with Queenstown Road station providing direct access to both Vauxhall and Clapham Junction. Wandsworth Road Overground Station is just a 2-minute walk away providing access to greater London. The area is also well catered for with local bus services providing access to the surrounding areas.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2024.



TERMS

Available on a new lease on terms to be agreed.

RENT

£23,000 per annum.

RATES

Interested parties are advised to make their own enquiries with the local authority.

SERVICE CHARGE

£6,352 per annum.

EPC

(C) 57.

VIEWING

Strictly by appointment through the sole agents.

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SPECIFICATION

- Modern office space
- On-site parking
- Excellent transport links
- One car space
- Secure bike storage
- Shower facilities

FLOOR AREAS

| Suite | sq ft | sq m |
|--------------|------------|-----------|
| First Floor | 797 | 70 |
| Total | 797 | 70 |