

**LEWIS  
&CO**



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520A  
WANDSWORTH  
ROAD

CLAPHAM, SW8 3HT

**E CLASS SUITE TO LET  
565 SQ FT (52 SQ M)**

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# 520A WANDSWORTH ROAD

CLAPHAM, SW8 3HT

# LEWIS & CO

## DESCRIPTION

The newly developed E Class suite provides a hi-spec self-contained space with plenty of natural light throughout.

Accesses via bi-folding doors the unit is equipped with a small kitchen, a large storage unit, and with access to communal shower rooms and WCs.

## LOCATION

520a Wandsworth Road is situated on the northside of Wandsworth Road behind The Plough Brewery on the junction with Silverthorne Road, immediately opposite the junction with North Street.

The area benefits from excellent transport links with Queenstown Road overground station providing a direct service 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 links to the surrounding areas.

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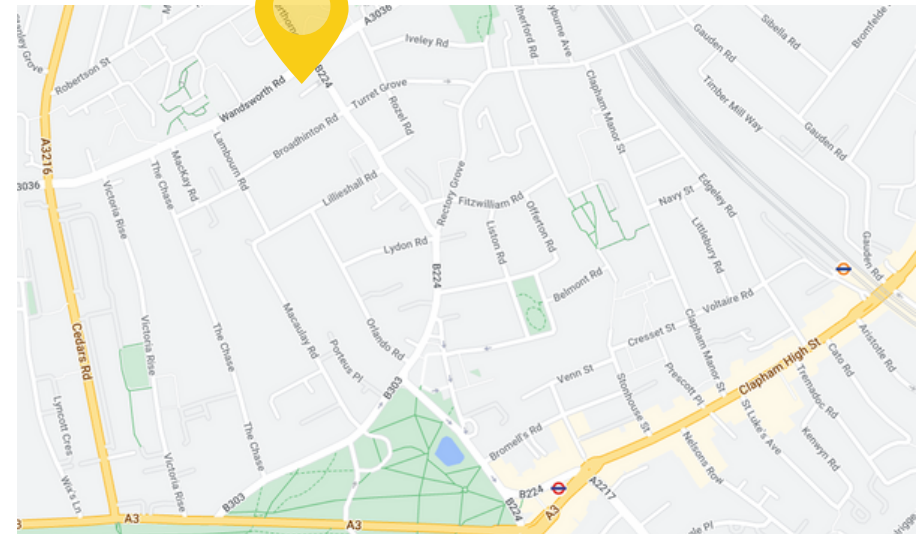


## SPECIFICATION

- Newly refurbished.
- Bike racks
- Excellent transport links
- Shower facilities

## FLOOR AREAS

Floor	sq ft	sq m
520a	565	52.49
<b>Total</b>	<b>565</b>	<b>52.49</b>



## TERMS

Available on a new lease on terms to be agreed.

## RENT

£35 per sq ft.

## RATES

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

## SERVICE CHARGE

Available upon application.

## EPC

Available upon application.

## VIEWING

Strictly by appointment through the sole agents.

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