

NEW INSTRUCTION**PART 2ND FLOOR, 160 FALCON ROAD, SW11****Approx. 1,788 Sq Ft / 166.1 Sq M****Fully Fitted Offices To Let**

**Part 2nd Floor
160 Falcon Road
London
SW11**

- Fully Fitted Offices – Available from Feb 2021
- Approx. 1,788 sq ft (NIA)
- Excellent Natural Light
- Manned Reception
- Cycle storage and shower facilities

LOCATION

160 Falcon Road is located immediately adjacent to Clapham Junction railway station, with the building's car park accessible directly from the main station building. Numerous amenities including shops, restaurants and bars are located on St John's Hill, Battersea Rise and Northcote Road, all of which are within a short walking distance.

Mainline railway services serve Clapham Junction with journey times of c. 6 – 8 minutes into London Victoria, and c. 8 – 10 minutes into London Waterloo. Gatwick Airport is also served by direct services (c. 25 minutes).

DESCRIPTION

The Part 2nd floor is fully fitted and offers approximately 1,788 sq ft (NIA) of high quality office space, available from February 2021.

The available office accommodation has recently been comprehensively refurbished to incorporate new suspended ceilings, lighting and air conditioning. The accommodation includes the following:

- Fully fitted & cabled (not tested)
- Remodelled entrance reception
- Ground floor meeting room suite
- Excellent natural light
- New air conditioning
- Manned reception
- Suspended ceilings with LED lighting
- Private Kitchen
- Cycle storage and shower facilities
- Car parking available

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
Part 2 nd floor	1,622	151
Separate Kitchen	166	15
Total	1,788	166

TERMS

A new lease is available from February 2021, for a term to be agreed, direct from the landlord.

OUTGOINGS

Rent: Available upon application

Service charge: Approx. £8.65 per sq ft per annum exclusive (2020)

Business Rates Payable (2020/21): Approx. £6.16 per sq ft per annum (Interest parties are advised to make their own enquires)

VAT

Figures are exclusive of VAT. The property is elected for VAT.

EPC

B-50. Available upon request.

SUBJECT TO CONTRACT

Viewing strictly by appointment

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Ed Caines

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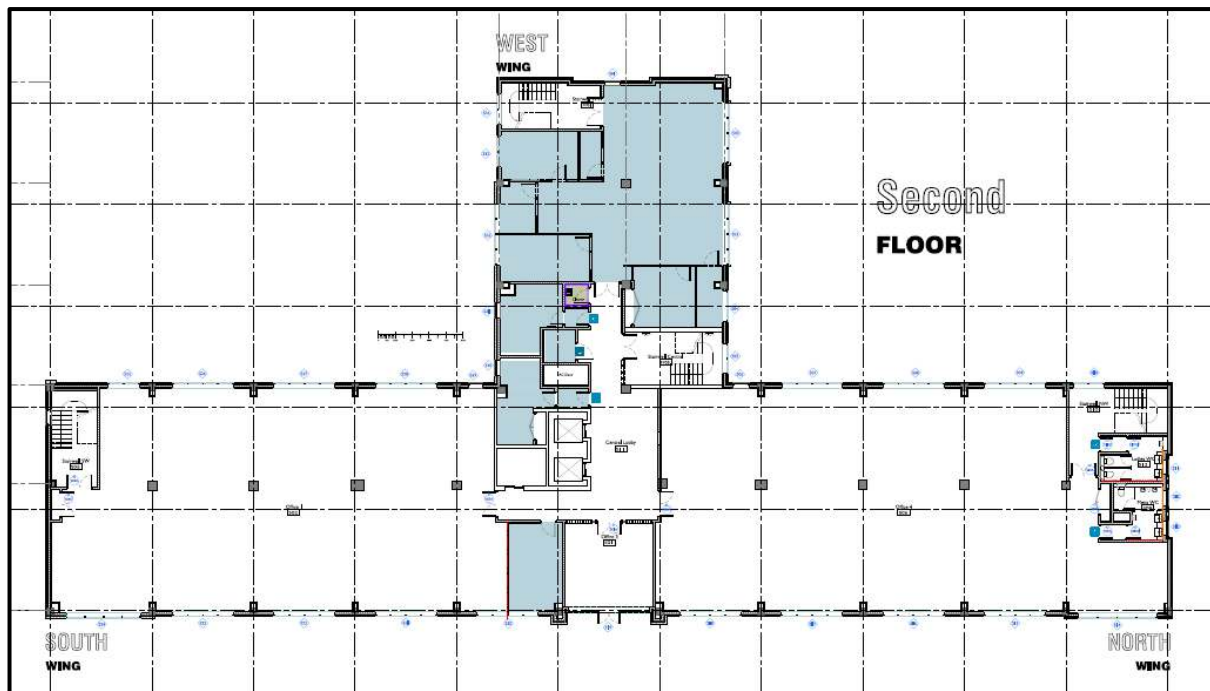
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IMPORTANT INFORMATION

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Carter Jonas





Part 2nd Floor West Wing Existing Layout (not to scale)



MAP

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