LOCATION
The subject property occupies a prominent position close to the entrance to Clapham South Underground on Balham Hill, adjacent to James Pendleton and Marsh & Parsons. Other nearby occupiers include M&S Simply Food, Majestic, Sainsbury’s, Costa, Tesco, The Avalon and Burger King.

ACCOMMODATION
Existing Ground Floor* 1,084 sq ft (101 sq m)
Existing Basement 638 sq ft (69 sq m)
Total 1,722 sq ft (160 sq m)

* Potential to extend GF to approximately 1,500 sq ft and potential to reconfigure the basement. Further information available on request.

RENT
On application.

SPECIFICATION
The unit will be handed over in a shell and core condition.

Further information is available on request.

FURTHER INFORMATION
For further information or to arrange a viewing, please contact the sole agents:

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