



5 & 6 LION YARD

TREMADOC ROAD, CLAPHAM, SW4 7NQ

COMMERCIAL UNITS FOR SALE

636-1,424 SQ FT



5 & 6 LION YARD

TREMADOC ROAD, CLAPHAM, SW4 7NQ



DESCRIPTION

The subject properties comprise E Class buildings situated within the courtyard development off Tremadoc Road, close to the junction with Clapham High Street.

Unit 6 is arranged over both ground and first floors, with vacant possession available in January 2026.

Unit 5 is arranged over the ground and first floors. The first floor will be vacant in January 2026, with a tenancy in place on the ground floor, expiring February 2027 with a rental income of £6,300 per annum.

LOCATION

Lion Yard is a Courtyard Development of offices off Tremadoc Road close to the junction with Clapham High Street, situated within walking distance of Clapham North and Clapham Common Underground Station (Northern Line).

Clapham High Street overground is similarly within close proximity to the property offering services from Clapham Junction to Highbury & Islington.

The immediate area is a diverse mixture of both residential and commercial properties including high street retailers such as; Sainsburys, Tescos, Gourmet Burger Kitchen, Café Nero and a number of multiple and independent retailers.

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 September 2025.

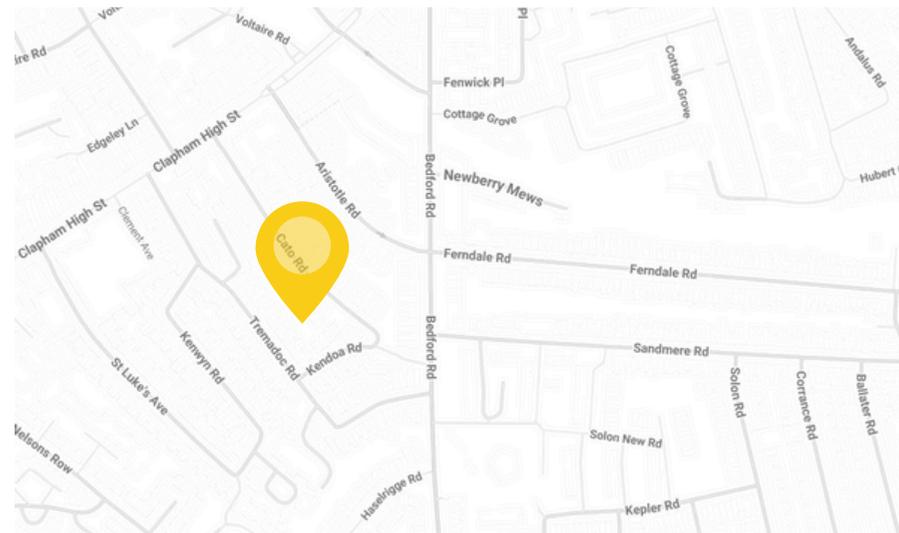


SPECIFICATION

- Excellent location
- On site car parking
- Self contained
- Kitchenette
- WCs

FLOOR AREAS

Unit	sq ft	sq m
Unit 6	788	73
Unit 5	636	59



TERMS

Units 5&6 Freehold for sale.

SALE

On application.

RATES

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

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

ALEX LEWIS

alex@lewisco.co.uk

ddi: 020 3940 5575

mob: 07815 788 825

SAM JOHNSON

sam@lewisco.co.uk

ddi: 020 3940 5561

mob: 07563 393 940

020 3940 5575

WWW.LEWISCO.CO.UK