

**LEWIS
&CO**



OFFICE SHARE, 1ST FLOOR, 50 BROMELLS ROAD

CLAPHAM COMMON, LONDON, SW4 0BG

**FIRST FLOOR OFFICE TO LET
UP TO 15 DESKS**



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DESCRIPTION

The property comprises a beautifully fitted first-floor office share, benefitting from its own private entrance and a high-quality specification. The space includes a private meeting room, kitchen and WCs, and boasts impressive floor-to-ceiling heights with excellent natural ventilation. Desks are in situ, providing a genuine plug-and-play opportunity.

LOCATION

50 Bromells Road is situated in the heart of Clapham, a well-established and vibrant South West London district. The property is positioned just off The Pavement, providing immediate access to a wide range of cafés, restaurants, gyms and retail amenities.

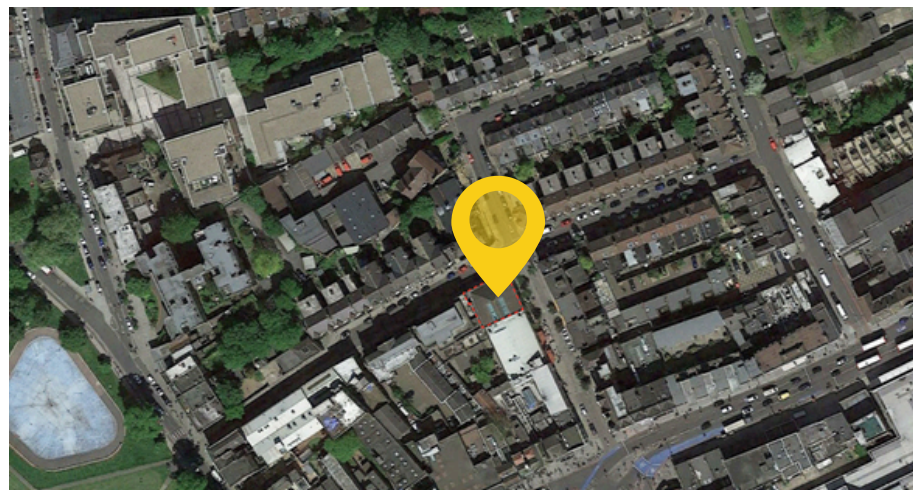
Clapham Common and Clapham North Underground stations (Northern Line) are both within easy walking distance, offering direct access to the City and West End, while numerous bus routes serve the surrounding area. The location benefits from excellent connectivity and a strong local amenity base, making it a popular destination for creative, media and professional occupiers.

SPECIFICATION

- Beautifully fitted
- Excellent natural daylight
- Private kitchen & WCs
- Meeting Room
- Alarm
- c.1 minute walk to Clapham Common Underground Station,
- Next to Clapham Common

AVAILABILITY

Desks: Upto 15, (minimum 5)



TERMS

A new license is available on terms to be agreed.

EPC

N/A

RENT

£350 pcm per desk (min 5 desks)

VAT

The property is elected for VAT.

RATES

Included in the monthly rent

SERVICE CHARGE

Included in the monthly rent

VIEWING

Strictly by appointment through the sole agents.

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