



**LEWIS
&CO**

TUN YARD

CLAPHAM, SW8 3HT

SUITES 3, 4 & 5 TO LET

1,440 - 5,568 SQ FT (134 SQM - 517 SQM)

TUN YARD

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DESCRIPTION

Tun Yard was redeveloped in 1996 to provide just under 26,000 ft of office and workshop accommodation.

There are currently three large office suites available, which can each be split into 2 self-contained suites. Suites will be fully refurbished to provide open plan, bright office accommodation, with kitchenettes and 6 on-site parking spaces.

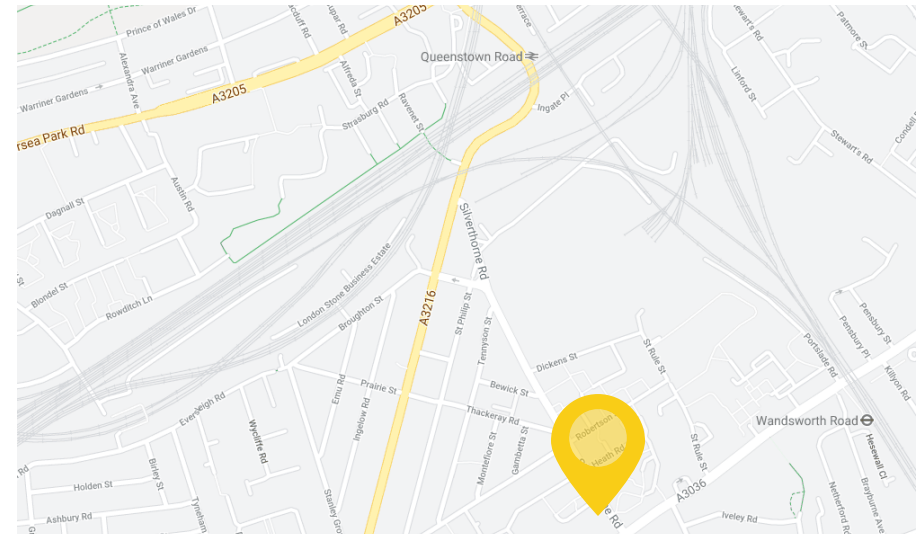


LOCATION

Tun Yard 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 station providing direct access 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 access to the surrounding areas.

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SPECIFICATION

- Fully refurbished office suites
- Flexibility to provide open plan or self contained office accommodation
- On-site parking
- Excellent transport links

FLOOR AREAS

Suite	sq ft	sq m
Three	1,471	136.66
Four	1,440	133.78
Five	2,657	246.84
Total	5,568	517.28

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

Estimated at £11 per sq ft.

EPC

Available upon application.

VIEWING

Strictly by appointment through the sole agents.

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