

**LEWIS  
& CO**



---

# THE PLOUGH BREWERY

CLAPHAM, SW8 3JX

**GROUND FLOOR OFFICE SUITE TO LET  
797 SQ FT (74 SQM)**

---



# THE PLOUGH BREWERY

CLAPHAM, SW8 3JX

# LEWIS &CO

## DESCRIPTION

The Plough Brewery is a Grade II listed building that dates back to 1801. The building has been converted into a contemporary office space whilst preserving its historic charm.

The ground floor office suite is available, offering a modernised space with ample natural light through the traditional large windows. The unit offers an open layout with a small kitchenette and an additional room suitable for a meeting room or storage. One on-site parking space is available as well as access to secure bike storage and communal shower facilities.

## LOCATION

The Plough Brewery is situated 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.

**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 October 2023.

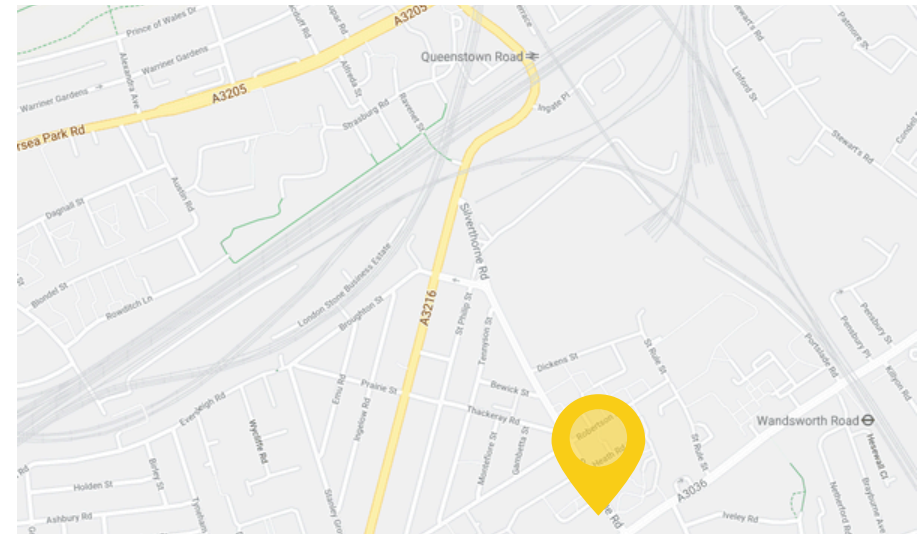


## SPECIFICATION

- Modern office space
- On-site parking
- Excellent transport links
- One car space
- Secure bike storage
- Shower facilities

## FLOOR AREAS

Suite	sq ft	sq m
Ground Floor	<b>797</b>	<b>74</b>
<b>Total</b>	<b>797</b>	<b>74</b>



## TERMS

Available on a new lease on terms to be agreed.

## RENT

£30 per sq ft.

## RATES

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

## SERVICE CHARGE

Estimated at £7.50 per sq ft. £5,976 per annum.

## EPC

(C) 57.

## 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

COLLINGHAM HOUSE,  
6-12 GLADSTONE RD,  
WIMBLEDON, SW19 1QT

020 3940 5575  
WWW.LEWISCO.CO.UK