



## 160 Falcon Road

London, SW11 2LN

### **160 Falcon Road, SW11 - A Range of Office Suites - c. 228 - 4,368 sq ft - Available**

**271 to 4,368 sq ft**  
(25.18 to 405.80 sq m)

- Ground floor meeting room suite
- Remodelled Entrance Reception
- Excellent Natural Light
- New Air-conditioning
- Suspended Ceilings with LED lighting
- Private Kitchen
- Cycle Storage & Shower facilities

# 160 Falcon Road, London, SW11 2LN

## Summary

<b>Available Size</b>	271 to 4,368 sq ft
<b>Rent</b>	£55 per sq ft
<b>Rates Payable</b>	£11 per sq ft
<b>Service Charge</b>	£8.65 per sq ft
<b>Car Parking</b>	Car parking available
<b>EPC Rating</b>	B (50)

## Description

The available office accommodation has recently been comprehensively refurbished to incorporate new suspended ceilings, lighting and air conditioning.

## Location

160 Falcon Road is located immediately adjacent to Clapham Junction railway station, with the building's car park accessible directly from the main station building. Numerous amenities including shops, restaurants and bars are located on St John's Hill, Battersea Rise and Northcote Road, all of which are within a short walking distance.

Mainline railway services serve Clapham Junction with journey times of c. 6 – 8 minutes into London Victoria, and c. 8 – 10 minutes into London Waterloo. Gatwick Airport is also served by direct services (c. 25 minutes).

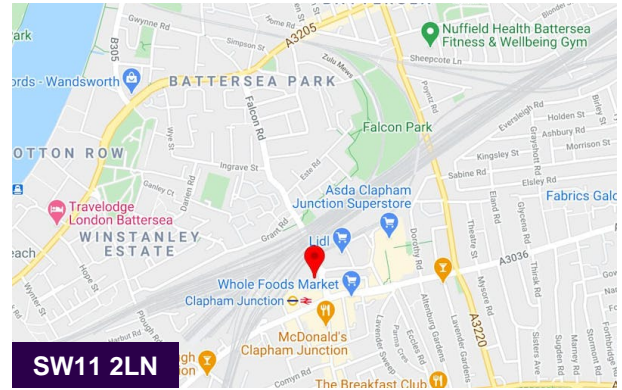
## Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Availability
2nd - Part 2nd west	1,670	155.15	Let
Ground - GR1	282	26.20	Let
3rd - North 1	228	21.18	Available
3rd - North 2	352	32.70	Available
3rd - North 3	271	25.18	Available
3rd - South	3,517	326.74	Available

## Terms

A new lease is available direct from the Landlord



## Viewing & Further Information

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