



# 42-46 CLYSTON STREET

NINE ELMS, SW8 4TT

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FOREST  
REAL ESTATE

**TO LET / FOR SALE**

**4,747 SQ FT**

## **Freehold Industrial Warehouse**

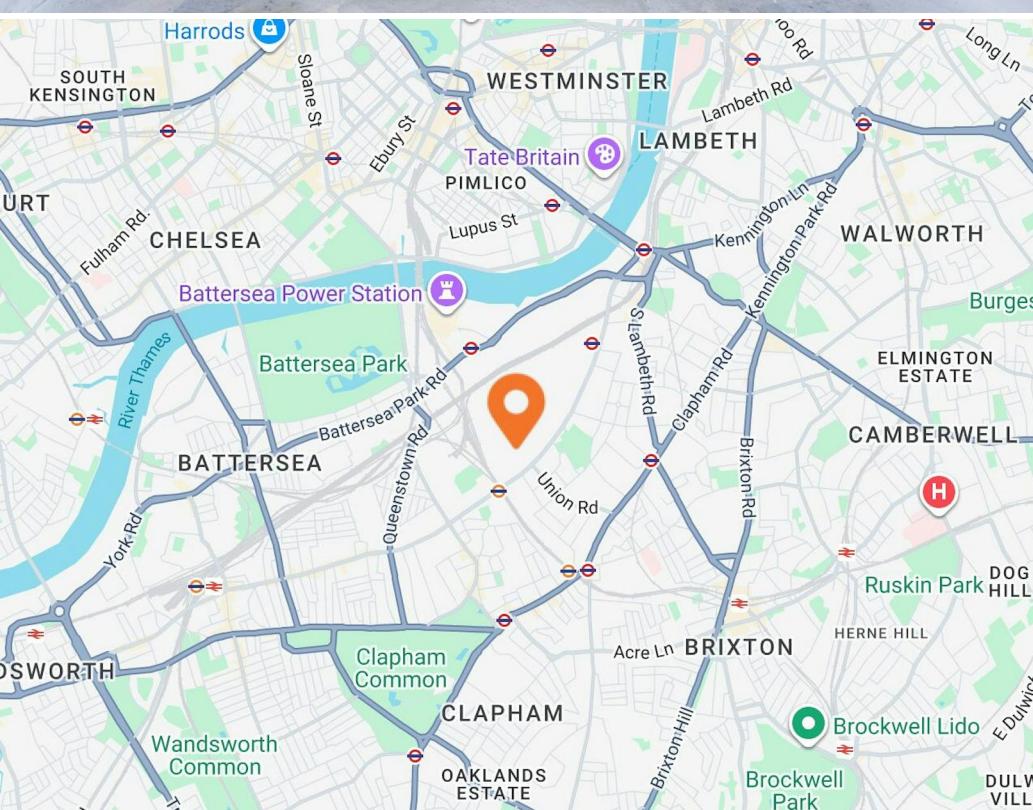
### **Key Features**

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- Freehold
- Forecourt parking
- Concertina roller-shutter doors
- Close to local green spaces including Heathbrook Park & Larkhall Park
- No VAT
- Self contained building
- Wandsworth Road Station (0.2 miles), Clapham High Street (0.7 miles) & Queenstown Road (1 mile)



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## Description

The property is a versatile industrial/commercial building located in the heart of Nine Elms, positioned on Clyston Street close to its junction with Wandsworth Road (A3036). This well-connected location provides convenient access to Central London, the wider SW London area, and major transport routes.

The ground floor offers a functional warehouse and storage area with good floor-to-ceiling height, suitable for a range of light industrial, distribution, or trade-counter uses. The space benefits from two concertina roller shutter doors, allowing for efficient loading, unloading, and vehicular access.

The first floor provides self-contained office accommodation arranged across three rooms, together with a kitchenette and WC facilities, making it well-suited for administrative or ancillary workspace requirements.

## Location

The property enjoys a well-connected and amenity-rich location in SW8, with excellent access to transport links, local shops, and green open spaces. Nearby Wandsworth Road, the characterful "Little Portugal" district, and the lively Clapham Old Town offer an array of independent retailers, cafés, bars, and restaurants, creating a vibrant neighbourhood atmosphere.

Wandsworth Road Station is just a short walk away, providing swift Overground connections into Central London. Additional transport options are available at Clapham North, offering access to the Northern line and benefitting from the Northern Line extension through Nine Elms. Clapham High Street and Queenstown Road (Battersea) stations are also within easy reach, ensuring convenient travel across London.

## Planning

Planning permission was granted 26/11/2024 for the erection of a second-floor extension, spanning 840 sq ft including build-up of first floor frontage, creating a total of 4,499 sq ft. The permission also includes the replacement of the front doors and the installation two front windows at first floor level, creation of a first-floor rear terrace, together with the provision of cycle and refuse store, installation of rooflights and other associated works. Further details can be found under application number 24/02794/FUL.



# Plans

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# Floor Layout

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Floor Plan produced for Knight Frank by Mays Floorplans. Tel 020 3397 4594

Illustration for identification purposes only, not to scale.

All measurements and areas are approximate, and include wardrobes and window bays where appropriate.

This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,519	234.02
1st	2,228	206.99
<b>Total</b>	<b>4,747</b>	<b>441.01</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£54,000 per annum	
<b>Price</b>	£950,000	
<b>Rates</b>	£17,839.25 per annum	
<b>Service Charge</b>	N/A	
<b>VAT</b>	Not applicable	
<b>EPC</b>	E (117)	

# Contact

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