



974 TO 2,099 SQ FT
(90.49 TO 195 SQ M)

**Good quality office
floors located next to
Clapham Common**

- Fitted floors
- Recently refurbished
- A/C
- Excellent location
- Access to Green space



Summary

| | |
|----------------|--|
| Available Size | 974 to 2,099 sq ft / 90.49 to 195 sq m |
| Rent | Rent on Application |
| Rates Payable | £7 Per sq ft |
| Service Charge | £4.86 Per sq ft |
| EPC | Upon Enquiry |

Description

There are two available floors at Polygon House.

Polygon House is a modern multi let office building with floors that have been recently refurbished. The available Ground and 1st floor units have good natural light and floor to ceiling height fitted with A/C, Perimeter trunking and kitchenettes.

The First floor has been fitted to provide a tenant with office space ready for immediate occupation.

Location

Polygon House is located in the heart of the heart of Clapham old town, a two minute walk to Clapham Common Underground station (Northern Line). Clapham High Street Overground station is a direct 7 minute walk from the building.

Clapham Common is home to popular eateries, bars and shops which provide a vibrant high street environment with direct access to Clapham common park.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---------------------------------|--------------|---------------|--------------|
| 1st - First Floor Rear Unit | 1,125 | 104.52 | Available |
| Ground - Ground Floor Rear Unit | 974 | 90.49 | Available |
| Total | 2,099 | 195.01 | |

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