



FIELD & SONS

COMMERCIAL

4 Lion Yard
Tremadoc Road,
London, SW4 7NQ



4 Lion Yard

Courtyard Office

640 sq ft | 59 sq m

Small self-contained office building to let

4 Lion Yard

Courtyard Office

Location

Lion Yard is located on Tremadoc Road, moments from the busy Clapham High Street, with all its various retail outlets, restaurants, bars and other amenities.

Connectivity is excellent with Clapham North Underground (Northern line) and Clapham High Street Overground stations approx. 300m to the north, together with numerous bus routes running along the High Street.

Description

Comprises a small self-contained office building located in a private leafy courtyard.

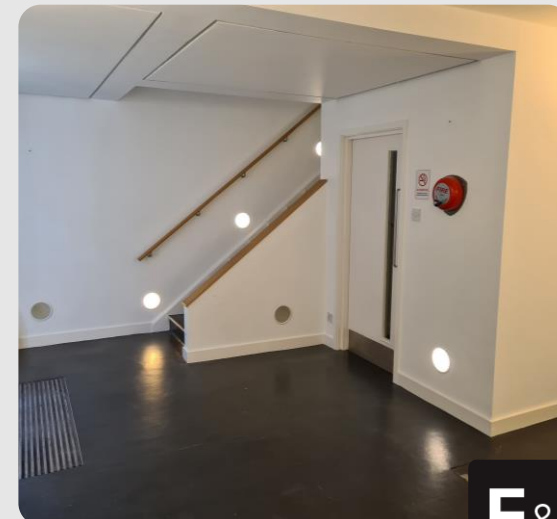
Arranged over ground and first floor with each level providing a single space plus kitchen and two w.c.s on the ground floor. Own entrance direct from the courtyard.

Most recently used as office but potential for alternative uses under the E Use Class.

Overall net internal floor area = 640 sq ft (59 sq m).

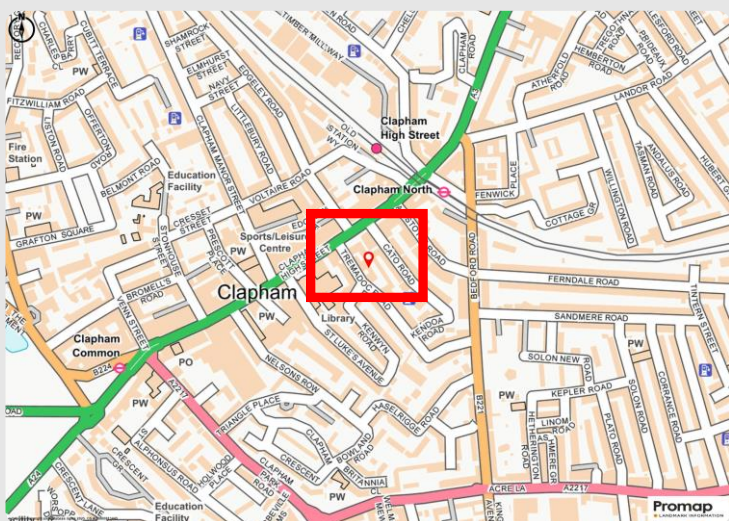
Amenities

- Wall mounted uplighting (ground floor)
- Suspended ceiling with recessed Cat. II lighting (first floor)
- Vinyl flooring (ground floor) & carpeted (first floor)
- Electric heating
- Perimeter trunking
- Allocated parking space



4 Lion Yard

Courtyard Office



Tenure

New direct lease on flexible terms.

Rent

£25,600 per annum, exclusive.

Business rates

Rates payable for the year 2025/26 are approximately £10,355. (Rateable value £20,750).

Service charge

£1,555 per annum.

Energy performance

EPC Asset Rating = 70 (Band C)

FIELD & SONS
COMMERCIAL

Disclaimer - Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz