



160 Falcon Road

London, SW11 2LN

160 Falcon Road, SW11 - A Range of Office Suites - c. 149 - 1,374 sq ft - Fully Fitted - Available

149 to 1,374 sq ft
(13.84 to 127.65 sq m)

- Fully Fitted & Cabled
- Ground floor meeting room suite
- Remodelled Entrance Reception
- Excellent Natural Light
- New Air-conditioning
- Suspended Ceilings with LED lighting
- Private Kitchen

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Summary

Available Size	149 to 1,374 sq ft
Rates Payable	£6.65 per sq ft
Service Charge	£8.65 per sq ft
Car Parking	Car parking available
Estate Charge	N/A
EPC Rating	B (50)

Description

The Part 2nd floor is fully fitted and offers approximately 1,670 sq ft (NIA) of high quality office space.

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).

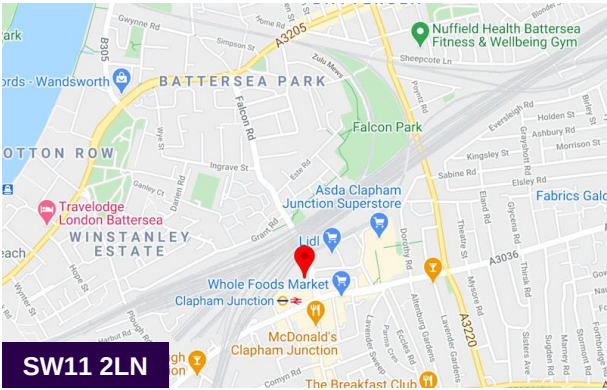
Accommodation

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
4th - x2person private office	225	20.90	Available
3rd - Central Office 1	149	13.84	Available
3rd - Central Office 2	149	13.84	Available
3rd - South 1	228	21.18	Available
3rd - South 2	352	32.70	Available
3rd - South 3	271	25.18	Available

Terms

A new lease is available direct from the Landlord



Viewing & Further Information

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