



southside
business
park

Clapham, SW4

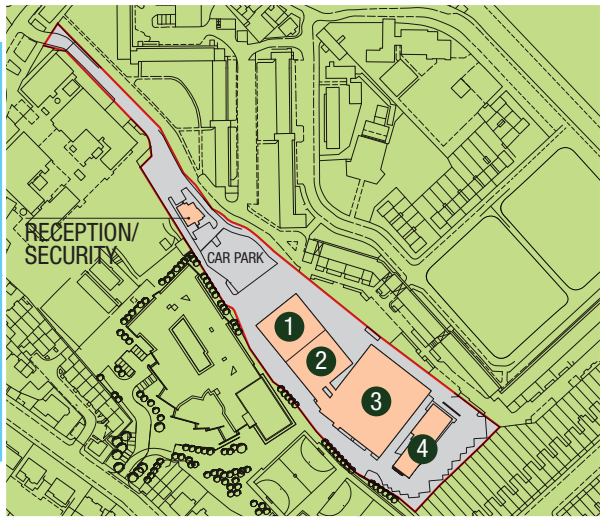
Offices To Let

2,170 - 16,576 sq ft (201.6 - 1,540 sq m)

with Ancillary Storage up to 4,970 sq ft (461.7 sq m)

Southside business park offers good value office accommodation in the heart of Clapham. The available accommodation is split into two office buildings. Building 2 is a two-storey office building which can be accessed from either side of the one way system running around the perimeter of the site. The office accommodation is predominantly open plan has been recently refurbished offering suspended ceilings, LG7

lighting, double glazed windows and benefits from kitchen facilities/break out areas on each level. The second office building to the rear of the site, Building 4 is also two-storey and offers largely open plan space which benefits from ceiling mounted air conditioning units, double glazing and diffused fluorescent strip lighting. This building has a communal reception area and WC facilities.



Availability

Building 2		
Offices	Sq M	Sq Ft
Ground Floor	399.0	4,295
First Floor	706.1	7,600
Total	1,105.1	11,895
Ancillary	Sq M	Sq Ft
Ground Floor Storage (1&2)	334.9	3,605
First Floor Storage (3)	126.8	1,365
Total	461.7	4,970
Total (Offices and Ancillary)	1,566.8	16,865

Building 4 (North Wing)		
Offices	Sq M	Sq Ft
Ground Floor	233.3	2,511
First Floor	201.6	2,170
Total	434.9	4,681
Total Availability	Sq M	Sq Ft
Offices	1,540.0	16,576
Storage	461.7	4,970
Total	2,001.7	21,546

A unique business park in the heart of Clapham



Features

- Category 5 cabling
- Various kitchen areas
- 97 car parking spaces (ratio of 1:170 sq ft)
- Gated secure site
- Swipe access system
- Manned reception (24/7)
- Storage available



Location

Southside Business Park is ideally located opposite the North East corner of Clapham Common within the London Borough of Lambeth, close to the junction of the A3 and A24 and approximately 5 miles south of Central London. Clapham Common Underground station (Northern Line), Clapham South Underground Station (Northern Line) and Clapham High Street (Overground) are all within close proximity.

Alternatively Clapham Junction train station is less than 3 miles to the north-west which gives access to a host of South England destinations including Gatwick airport (approximately 25 minutes on Southern Trains). There are also various bus routes which run along

Clapham Common South Side including numbers 50, 249 & 155 and to get to Clapham Junction using the nearby Long Road bus stop numbers 35, 37 & 345.

The site offers a secure/secluded working environment set back from Clapham Common South Side. The entrance road can be found next to Lambeth Sixth Form College.

Clapham High Street is a short walk from the Business Park offering various amenities. As well as Sainsburys & Virgin Active there are also numerous well-known retailers, independent coffee shops and banking facilities available.

www.southsideclapham.com

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantee its accuracy nor is it intended to form part of any contract. All floor areas quoted are approximate. Designed and produced by AP Marketing + 44 (0)20 7280 0931 (AP0126 04/13).



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