

TO LET

**NEWLY REFURBISHED
CLASS E SPACE
– MULTI-ROOM
UNIT WITH
PARKING.**



whozoo.

LAMBETH

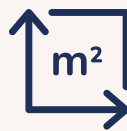
44 Clarence Avenue, Lambeth, London SW4 8HY

Price **£35,000** Per Annum



Property Type

OFFICE



Size

2,300 SQFT



Tenure

LEASEHOLD



Borough

LAMBETH



Planning Granted

NO



Existing Use

USE CLASS E

Tenanted



NO

Local Transport



- Clapham South (0.6 miles)
- Clapham Common (0.6 miles)
- Clapham North (0.8 miles)

VAT Applicable



NO

Rateable Value

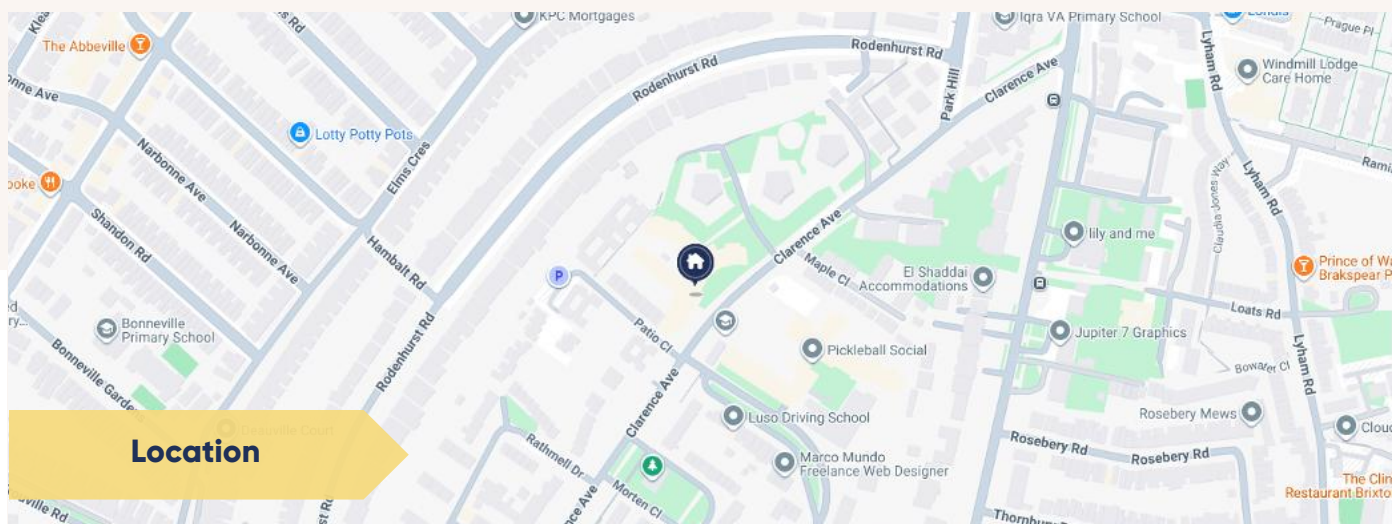


TBC

EPC



TBC



Location

Additional Information

Property Overview

A self-contained Class E commercial unit extending to approx. 2,300 sq ft, arranged at ground floor level within a modern residential-led development. Previously used as a day centre, the property has been newly refurbished and provides five rooms, two kitchens, four WCs, one shower room. Benefits include three allocated basement parking spaces, rear garden space and immediately available to let.

Additional Information

The layout is well suited to therapy, counselling, medical, tutoring/education, youth, charity, community or low-profile office users needing multiple rooms in a quiet setting. Its previous day centre use, residential setting and proximity to Harris Academy Clapham make it particularly relevant for care, education and support-led occupiers. Viewings strictly by appointment only.

Location

Situated on Clarence Avenue, SW4, the property forms part of a modern residential block in Clapham Park, close to Kings Avenue and opposite Harris Academy Clapham. Clapham Common Underground Station is approx. 1km / 16 minutes' walk, with nearby bus stops on Clarence Avenue and Rosebery Road providing access towards Clapham, Brixton and Central London. Clapham High Street is approx. 20-25 minutes walk.



ADDITIONAL PHOTOGRAPHY



FLOORPLANS



*The accommodation available to let is shown outlined in red.



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