

# The Ballroom Maritime House Old Town Clapham London SW4

Amazing Offices in former ballroom  
4.5 metre ceiling  
Great natural light  
Overlooking private garden  
Currently being upgraded  
Available from June 2015



2,465 sq ft / 229 sq m

**OFFICES TO LET**

**LEIGHTON  
GOLDHILL**

**Chartered Surveyors**  
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# The Ballroom Maritime House Old Town Clapham London SW4

## NOTICE

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**1** This information is prepared for the guidance only of prospective purchasers/lessees/licenses. It is intended to give a fair overall description of the property but is not intended to constitute part of an offer or contract.

**2** Any information (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representations or fact.

**3** Nothing in this information is to be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

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**5** Any areas, measurements or distances referred to are approximate only.

**6** Where there is reference in this information to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser/lessee/licensee.

**7** Descriptions of a property are inevitably subjective and the descriptions are given in good faith as an opinion and not by way of statement of fact.

**8** Plans are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

## LOCATION

- 5 minutes' walk to Clapham Common Tube (Northern Line)
- Close to the amenities of Old Town and Clapham High Street
- Excellent Road access to Central London

## LEASE TERMS

A new effective full repairing & insuring lease direct from the owner. The lease will be for an initial period until April 2018.

## DESCRIPTION

- Modern ground floor offices with very high ceilings
- Can be arranged with own front door
- Separate board / meeting room
- Full access raised floor
- New LG7 lights
- Central heating
- Access to communal private gardens

## RATES

The Rateable Value is £37,750. The rates payable for 2015/16 will be £18,611 which equates to £7.55 per sq ft.

## AREAS

	sq m	sq ft
Main office	195	2,100
Meeting Room	34	365
<b>Total</b>	<b>229</b>	<b>2,465</b>

## SERVICE CHARGE

The service charge for the current year is £12,000, which equates to £4.87 per sq ft.

## RENT

£86,275 per year exclusive of rates and service charge and VAT which equates to £35 per sq ft.

## EPC RATING

The Energy Performance Rating is to be confirmed.

## VIEWING

By prior appointment with Leighton Goldhill

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