

claphamjunction

1/1A ST JOHNS HILL LONDON SW11 1RU

New Design & Build
Prime Development up to
12,425 sq ft (1,154 sq m)
over 3 levels which can
sub-divide; suitable for a
range of uses including:

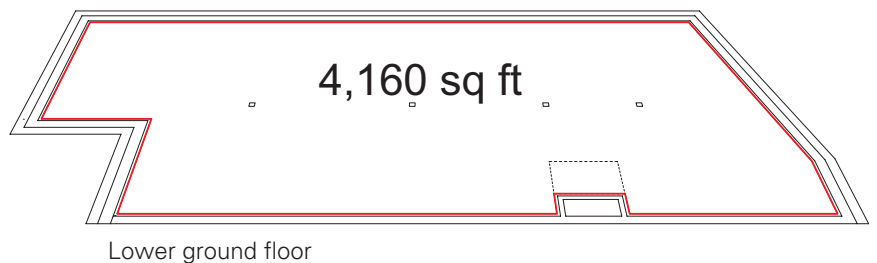
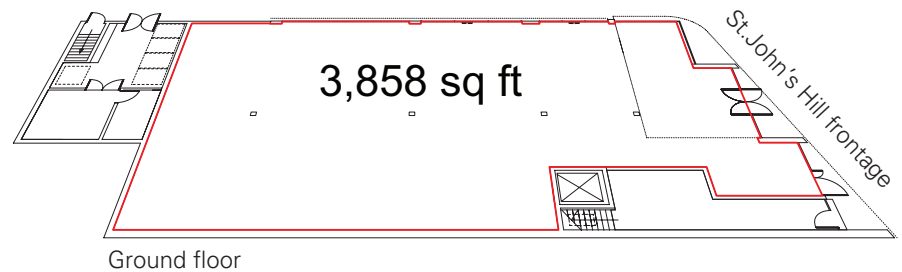
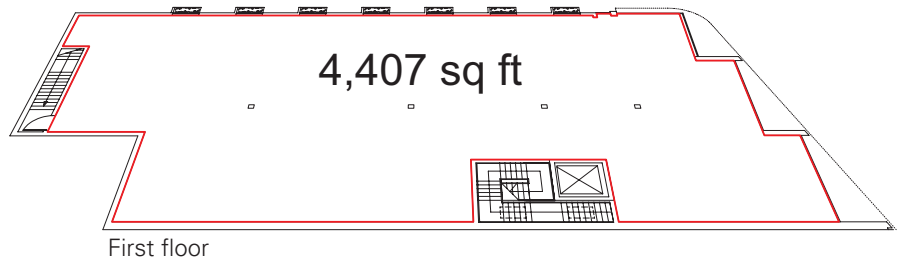
- Retail
- Restaurant
- Nightclub
- Leisure





Features

- Clapham exists as an affluent, well-established and sought-after suburb within London, with both house prices (average £442,300 in 2011 Q1) and per capita retail spending levels remaining high.
- High volumes of housing transactions in 2011 indicate strong demand for the area, and an expected above-average growth in population between 2011 and 2015.
- Levels of car ownership within Clapham Junction are significantly below the London average, signifying high levels of dependency on Clapham Junction railway station, only 1 minute's walk from the available retail space.
- 48,654 passengers per day enter and exit Clapham Junction station (latest publicised Network Rail figures for 2009/10).
- Clapham Junction supplies around 90,000 people, with high footfall from Clapham Common, Wandsworth, Northcote Road, Lavender Hill and Battersea.
- Clapham Junction's population comprises a significant proportion of adults aged 25–44, and young adults aged 15–24.
- The immediate area is popular with young working professionals, with higher than average disposable incomes to be spent on the immediate supply of retail provisions.

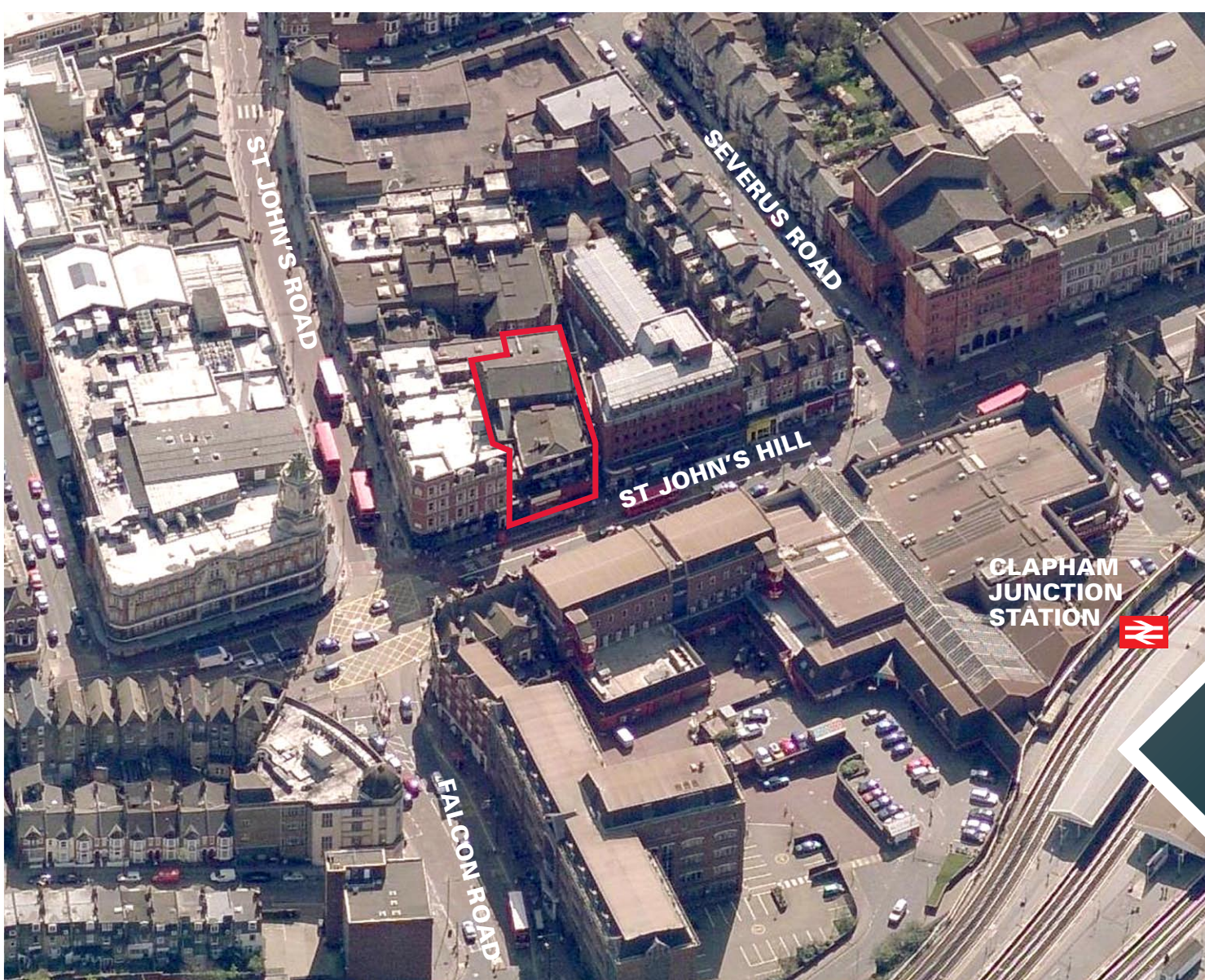


Accommodation

The newly constructed retail accommodation is to comprise 3 floors totalling approximately 12,452 sq ft (1,154 sq m) GIA.

Retail space will sub-divide and is available as a whole, single or combination of floors.

First floor	4,407 sq ft	(409.5 sq m)
Ground floor	3,858 sq ft	(358.5 sq m)
Lower ground floor	4,160 sq ft	(386.5 sq m)



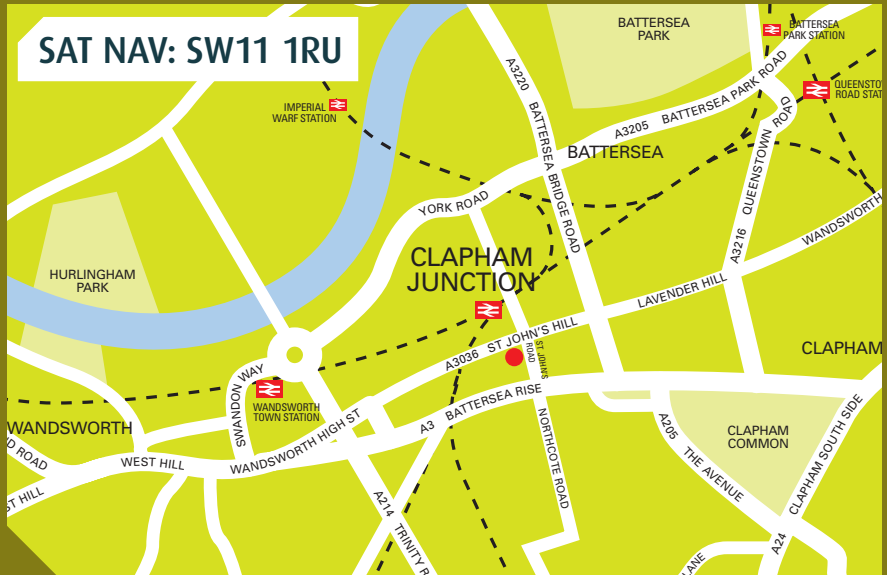
Location

Clapham Junction is approximately 5 miles south-west of Central London and 14 miles east of Heathrow.

Clapham Junction is well connected by road, served by the A3 and A205 and is situated 16 miles east from junction 15 of the M25.

Clapham Junction railway station is directly opposite the retail space.

Rail services run from Clapham Junction railway station to London Waterloo and London Victoria with journey times of only 8 minutes.

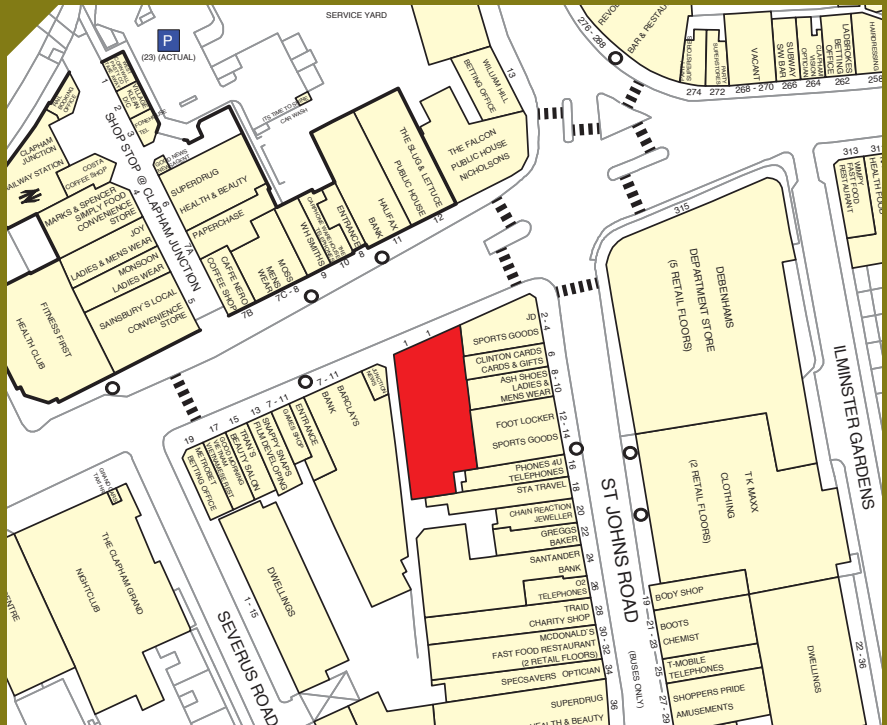


Situation

The newly available retail space is located in a prime, high footfall Clapham Junction location, visible from the main station entrance and opposite the shopping centre. The location is close to the crossroad interchange of Lavender Hill, St Johns Hill and Falcon Road, with nearby retailers including Debenhams, JD Sports, Moss, Boots, TK Maxx, Footlocker and Waitrose.

Terms

Available for pre-letting on a new lease on terms to be agreed. Retail space will sub-divide and is available as a whole, single or combination of floors.



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