

PROMINENT BATTERSEA COMMERCIAL UNIT TO LET



GROUND AND BASEMENT LEVELS

3,950 sq ft

A1/A2/A3/B1 PLANNING CONSENT

D1/D2 USES WILL BE CONSIDERED

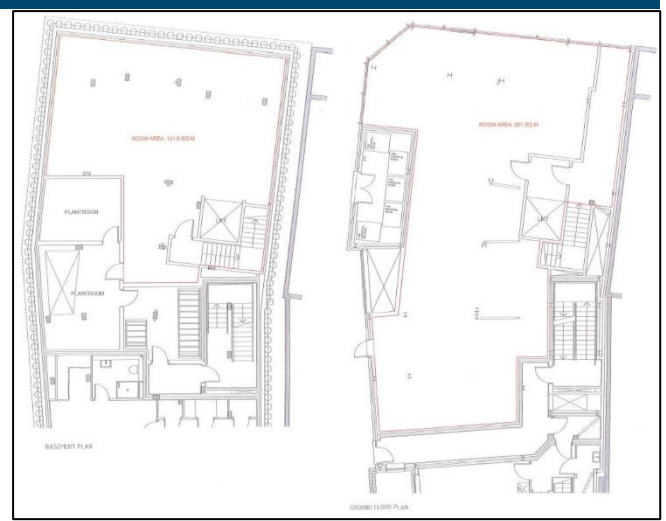
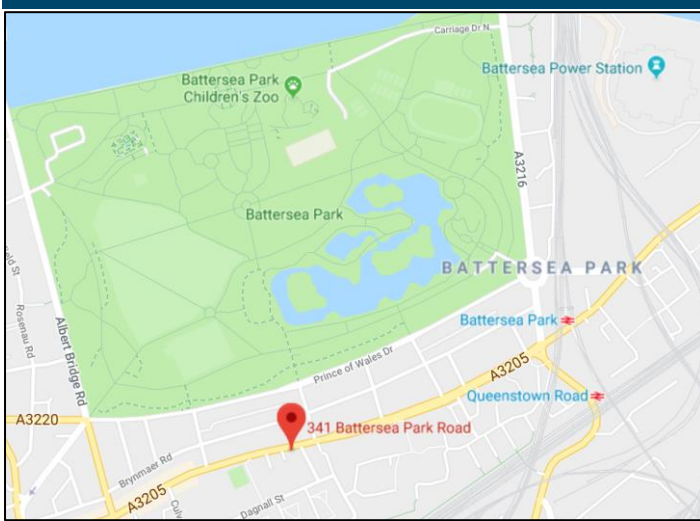
HIGH CEILINGS & RETURN FRONTAGE

£92,500 P.A.X.

020 7135 2033

Mike Bumford – mb@randellcommercial.uk
Ashley Brudenell – ab@randellcommercial.uk
randellcommercial.uk

Randell Commercial Ltd
The Old Print House
173 Northcote Road
London SW11 6QE



LOCATION

The property is situated on the South side of Battersea Park Road, a 9-minute walk from either Queenstown Road Station or Battersea Park Station, which provides direct access to Victoria Station. Numerous bus routes serve the property. The property is a 3-minute walk away from Battersea Park and close to the Battersea Power Station development, which is set to transform the area.

DESCRIPTION

The premises form part of a new mixed-use development and comprise self-contained ground and basement floor space.

The open plan space benefits from excellent ceiling height and good natural light at ground.

The unit is to be let in shell and core condition with capped services and a brand new, fully operational Stannah Goodsmaster lift, with exclusive use by the commercial unit.

LEGAL COSTS

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

VIEWING

Please contact Mike or Ashley at Randell Commercial on 020 7135 2033 for further information and viewings.

KEY TERMS

Rent	£92,500 per annum exclusive.
Tenure	Available on a new fully repairing and insuring lease for a term to be agreed.
VAT	The property is elected for VAT.

MEASUREMENTS

Ground Floor	207 sq m	2,228 sq ft
Basement	160 sq m	1,722 sq ft
Total Floor Area	367 sq m	3,950 sq ft

PLANNING

The property benefits from A1/A2/A3/B1 planning consent.

Other uses will be considered subject to planning permission for change of use.

BUSINESS RATES

Rateable Value – To Be Assessed

Interested parties are advised to make their own enquiries with The London Borough of Wandsworth Council (020 8871 6000).

EPC

Rating: TBC

020 7135 2033

Mike Bumford – mb@randellcommercial.uk
Ashley Brudenell – ab@randellcommercial.uk
randellcommercial.uk

Randell Commercial Ltd
The Old Print House
173 Northcote Road
London SW11 6QE