

PROMINENT COMMERCIAL UNIT TO LET



2,762 SQ FT

£90,000 P.A.X.

EXCELLENT TRANSPORT LINKS

ALL USES CONSIDERED (STPP)

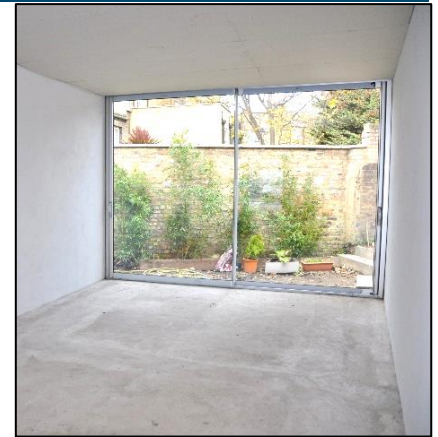
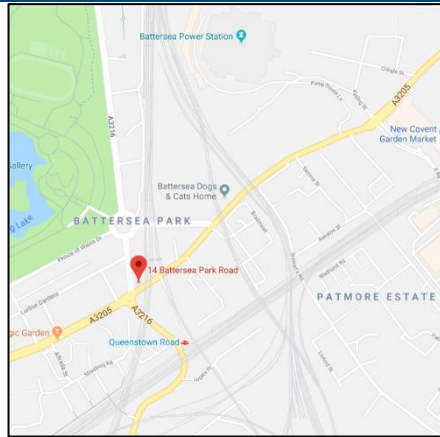
HIGH CEILINGS AND GOOD NATURAL LIGHT

REAR TERRACES

020 7135 2033

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



LOCATION

The property is situated less than a minute walk from Battersea Park Station and a 2 minute walk from Queenstown Road Station. The location is served by numerous bus routes providing access to Clapham Junction and beyond.

The extensive facilities of the Battersea Power Station and Nine Elms regeneration area are close by. The Battersea Exchange development is under construction directly opposite the property, providing 290 new homes.

DESCRIPTION

The property comprises 5 storeys at the end of a terrace. Ceiling heights at the lower levels are excellent (c.3m). There is a small courtyard to the rear, and several roof terraces to provide outdoor space.

The property is in shell and core condition, with new windows and doors installed. The basement has been tanked and extraction route provided.

The space is ready for the tenant's fit-out.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

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

KEY TERMS

Rent	Quoting rent £90,000 per annum exclusive.
Tenure	New FRI Lease for a term to be agreed.
VAT	TBC

MEASUREMENTS

Basement:	53.30 sq m	574 sq ft
Ground:	88.22 sq m	950 sq ft
1 st Floor:	45.65 sq m	491 sq ft
2 nd Floor:	40.46 sq m	436 sq ft
3 rd Floor:	29 sq m	312 sq ft

Total: 256.63 sq m 2,762 sq ft

PLANNING

Ground and Basement levels currently have A3 (restaurant) planning consent.
1st, 2nd, and 3rd Floors have C3 (residential) planning consent.

Alternative uses will be considered STPP.

BUSINESS RATES

Interested parties should make their own enquiries with the Local Authority.

EPC

An EPC has been commissioned.

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