

# To Let

Re-available due to abortive negotiations

10 A Battersea Park Road, London

For further information  
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## Location

The premises are located on the ground floor of a new residential development, on Battersea Park Road. The property is 0.2 miles south of Battersea Park and is situated directly adjacent to Battersea Park Rail Station, on the eastern side. The station provides links directly into London Victoria and to southern boroughs of London. The surrounding occupiers comprise a mixture of independent restaurants, convenient stores and estate agents.

## Description

The premises are arranged over ground floor only providing the following approximate net internal floor areas:

Ground floor:	36.14 sq m	389 sq ft
Net Frontage	6.40 m	21.00 ft

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## Tenure

Short leasehold.

## Lease

A new full repairing and insuring lease for a term to be agreed.

## Rent

£25,000 pax

## Business rates

To be assessed.

## EPC

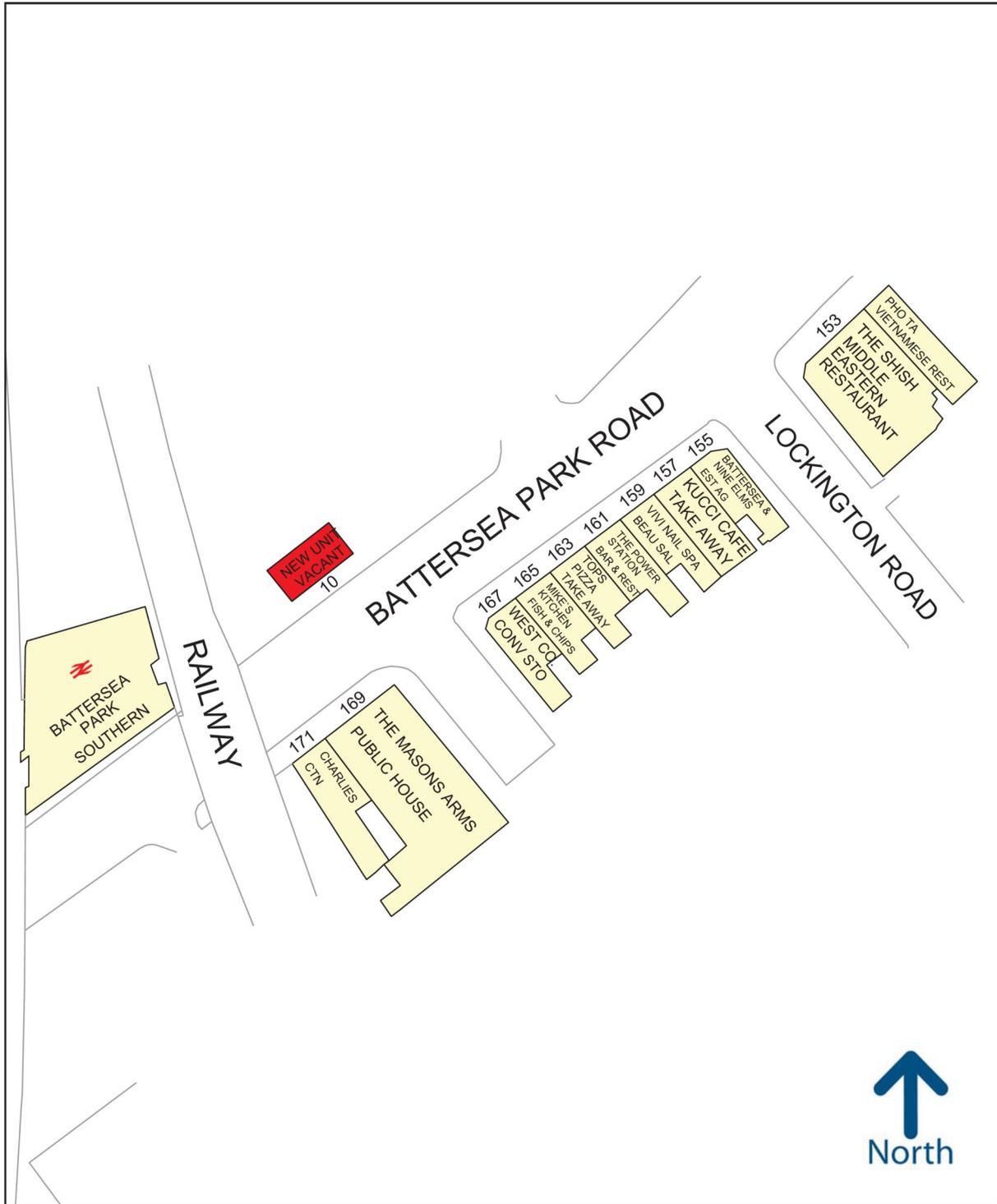
The property has an EPC rating of B-29. A copy of the certificate can be made available on request

## Legal costs

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

## VAT

VAT if applicable will be charged at the standard rate.



30 metres

Experian Goad Plan Created: 30/07/2019  
Created By: GVA



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