

Battersea Commercial Unit To Let / For Sale

341-345 Battersea Park Road
London, SW11 4LS

- Ground And Basement Levels
- 3,950 ft²
- A1/A2/A3/B1 Planning Consent
- D1/D2 Uses Will Be Considered
- High Ceilings & Return Frontage
- Rent: £92,500 p.a.x.
- Long Leasehold Sale: P.O.A.
- Ready For Tenant Fit-Out

randell
commercial^{SW}



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.

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

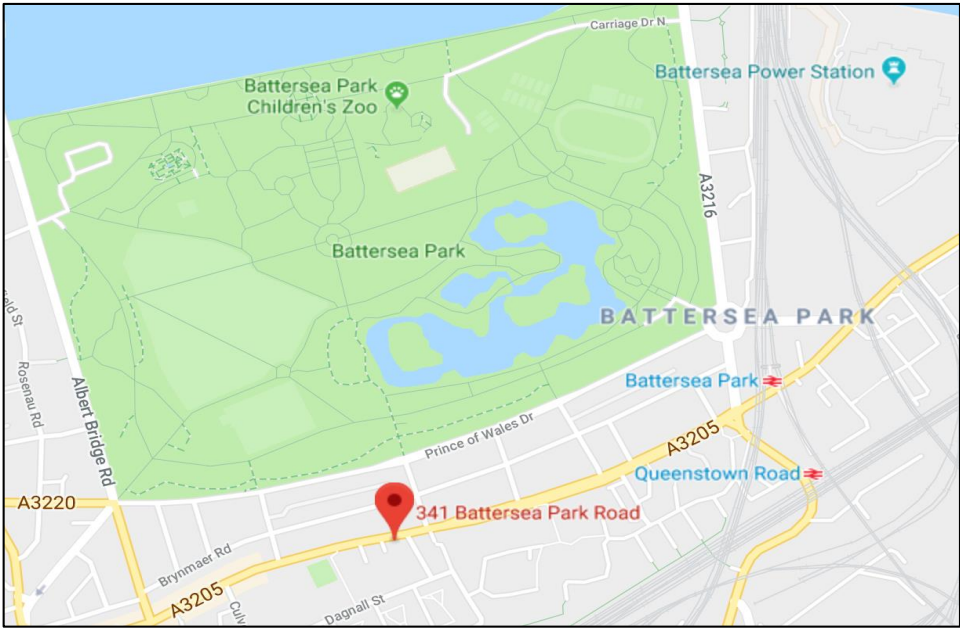
EPC Rating: TBC

VAT: The property is elected for VAT.

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

Floor Plans: Available upon request.

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



Misrepresentation Act 1967 – These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Randell Commercial, nor any of their employees any authority to make or give representation or warranty relating to this Property. All negotiations are to be conducted through Randell Commercial. All terms quoted are exclusive of VAT. All floor areas are approximate.