

BATTERSEA REACH

LONDON'S AWARD WINNING RIVERSIDE DESTINATION

GROUND FLOOR
FLEXIBLE COMMERCIAL SPACE
AVAILABLE TO LET OR FOR SALE

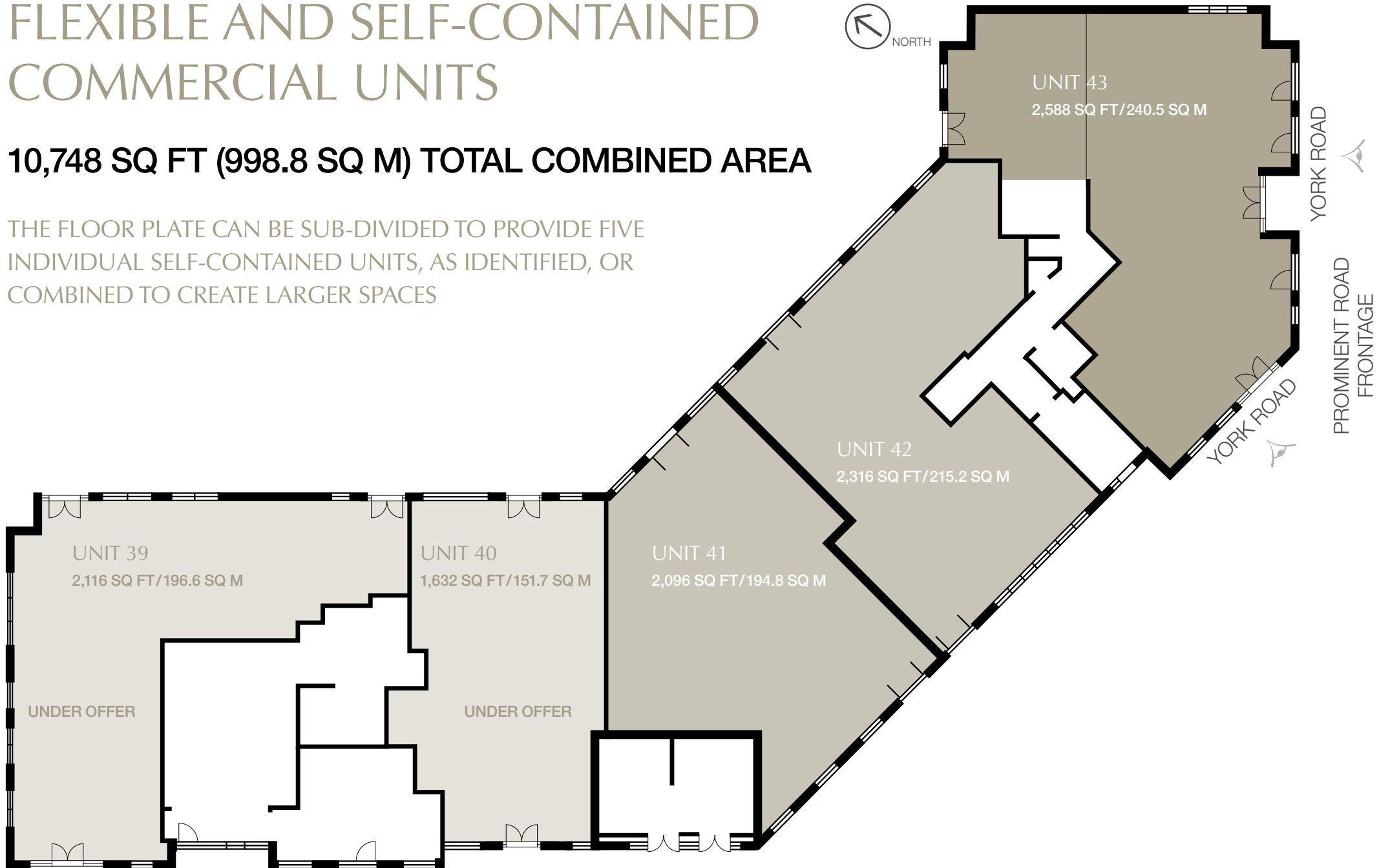
UP TO 10,748 SQ FT (998.8 SQ M)
OF COMMERCIAL SPACE AVAILABLE
USE CLASSES A1, A3 & B1



FLEXIBLE AND SELF-CONTAINED COMMERCIAL UNITS

10,748 SQ FT (998.8 SQ M) TOTAL COMBINED AREA

THE FLOOR PLATE CAN BE SUB-DIVIDED TO PROVIDE FIVE
INDIVIDUAL SELF-CONTAINED UNITS, AS IDENTIFIED, OR
COMBINED TO CREATE LARGER SPACES





- Flexible planning uses A1/A3/B1 other uses S.T.P.
- Construction to shell and core with glazed shop front
- Provision of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site customer underground parking (charged)
- Located near major road links via A3, South Circular (A205) and A24
- Nearby Wandsworth Town Overground station provides a quick link to Clapham Junction and onto Waterloo for the national rail network
- London Heliport a short distance from Battersea Reach
- EPC on request



BoConcept[®]
Urban Danish Design since 1952



A THRIVING NEW RIVERSIDE DESTINATION

PLANNED SCHEME 1,350 RESIDENTIAL UNITS WITH IN EXCESS OF 92% NOW LEGALLY COMPLETE OR EXCHANGED

- | | | | | | |
|----|--|-------|---------------------------------------|-------|--|
| 1 | First Trade Ltd | 13 | Westcott Design | 22 | Tesco Express with cashpoint facility |
| 2 | Cake Boy French Pâtisserie and Coffee Shop | 14 | Young's Waterfront Bar and Restaurant | 23 | Martin & Co Letting Agents |
| 3 | Battersea Reach Sales and Marketing Suite | 15a | Creativemass | 24 | Ocean Dusk |
| 4 | Gym & Tonic Residents' Fitness Suite | 15b | Elliston & Southwick Fine Wines | 25 | Fonehouse |
| 5 | Residents' Business Centre | 15c | Martin & Co Property | 26a | PTAH |
| 6 | Bartholomew Landscaping | 16 | FRED'S Personal Training | 26b | Arch Angle |
| 7 | Pol Roger | 17 | British Ballet Organisation | 27 | Passion4Health |
| 8a | Nathan Dew | 18/19 | Riverside Nursery | 28 | Project Office |
| 8b | The Authentic Pilates | 20a | Representation Plus | 29 | Concierge Office |
| 8b | Cortisso | 20b | Andrews International | 30 | BoConcept |
| 9 | Farr Vintners Ltd | 21a | VooPrint Ltd & VooSub Ltd | 31 | Smallwood Architects |
| 10 | MyHealthcare Clinic | 21b | Edible Kitchen and Café | 32/33 | Cycle Republic |
| 11 | Ptah | 21c | Michaela Mitoi Hair & Beauty Salon | 36/37 | Plus One Gallery |
| 12 | AB Associates | | | 38 | Ô Gourmet Libanais |
| | | | | A | Riverside Walk |
| | | | | B | The Ship Bar & Restaurant (through Pier Terrace underpass) |



www.batterseareach.com

Available to let or buy, please contact Marchmont for further information:



Contact:
Steven Weatherstone



Proud to be a member of the Berkeley Group of companies



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to the St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact St George to ascertain the availability of any particular property. Front lead image: Computer generated image depicts Battersea Reach and is indicative only. *Distance to Wandsworth Town Rail Station is approximately 300 metres. Travel information sourced from www.tfl.gov.uk. All timings are approximate and serve as a guide only. R676/08CA/0217