


100 York Road, Battersea, SW11 3RE

RENT REDUCTION | SELF CONTAINED OFFICE OR STORAGE | SHORT TERM

TO LET

Area: 3,845 FT² (357M²) | Initial Rent: £35,000 PA |

	Location Battersea		Train Clapham Junction		Parking Area to the rear (20 cars)		Availability Immediate
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LOCATION:

The available single storey office building is situated on York Road between Battersea and Wandsworth bridges in the London Borough of Wandsworth.

Clapham Junction is approx 8 - 10 minute walk, providing easy access into Central London via Victoria and Waterloo and towards Gatwick Airport.

The River Bus pontoon at Plantation Wharf offers 18 Thames Clipper services a day between Putney and Blackfriars.

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DESCRIPTION:

Located between Lookers VW and Barker and Stonehouse, the available single storey open-plan self contained building extends to a total gross internal area of approximately 4,050 sq.ft.

Can be used for offices and/or storage.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	3,845	357
TOTAL	3,845FT²	357M²

AMENITIES:



Office
B1 office consent



Frontage
Prominent



Showroom
Frontage



Natural Light
Good



Disabled Access
DDA compliant

TENURE:

Short term lease to July 2021

INITIAL RENT PA: £35,000

VAT: Applicable.

SERVICE CHARGE: Upon application.

RATES PAYABLE: Estimated at approx £25,000 pa payable

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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