

**BARRATT**  
— LONDON —

**Current planning  
A3/4 RESTAURANT/BAR**

**Potential first floor office B1 use  
subject to planning  
189 sq m (2,035 sq ft) net**

**LOMBARD WHARF  
12-14 LOMBARD ROAD  
BATTERSEA  
LONDON SW11 3GP**

**LANDMARK NEW TOWER  
DEVELOPMENT**

**Potential to let the ground in units of  
approx. 1,400 or 1,722 sq ft.**

## TO LET

**Entire approx. 7,789 sq. ft (705 sq. m)  
GIA  
Plus riverside terrace**



An iconic riverside building, offering 134 one, two and three bedroom apartments and penthouses with stunning views across The Thames and London.

All apartments benefit from wraparound terraces, a residents' fitness suite and 24-hour concierge service and a new Restaurant/Bar with terrace.

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

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## LOCATION

Situated on the banks of the Thames off Lombard Road and adjacent to the listed Cremone Bridge, Lombard Wharf provides a new landmark Tower rising over the London Skyline.

The Thames path runs along the site frontage providing easy access for pedestrians and cyclists from all the residential and commercial schemes along this part of the Thames. Battersea provides an eclectic mix of housing from classic Victorian terraces to warehouse conversions and new build apartments and is a magnet to families and city workers alike.

Lombard Wharf completes the re generation of this part of Battersea and the scheme will include footings for the proposed construction of the Diamond Jubilee footbridge across The Thames to imperial wharf potentially putting the Kings Road and Chelsea a short walk away.

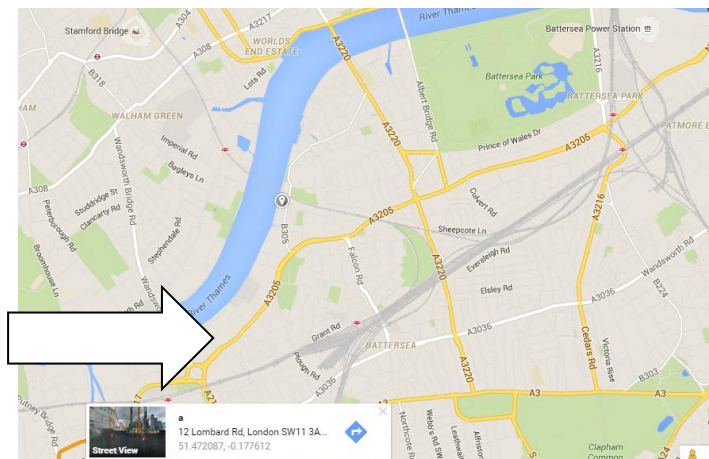
The Cremone Bridge arches are also to be refurbished to provide an open walkway to the Thames from Lombard Road and potentially an art gallery and boat club.



This new restaurant/Bar unit will face Lombard Road and The Thames with an external terrace that is partially covered with a glazed canopy.

The unit is on Ground and mezzanine floors. The ground floor can be split into units from 1,400 sq ft.

The mezzanine/first floor can be let or sold separately for B1 office use subject to planning.



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## DESCRIPTION

The units to be in shell and core with shop fronts, ready to receive the tenant's internal services, finishes, fixtures and fittings. External glass canopy to part of the terrace area.

Ground Floor Approx. 4343 sq. ft. (404 sq. m) GIA  
First Floor Approx. 3246 sq. ft. (302 sq. m) GIA

**Total Approx. 7,589 sq. ft. (705 sq. m)**

**Ground can be split to provide approx. 1,400 or 1,722 sq ft with shared service area.**

**First may provide approx. 2,035 sq ft net for B1 office uses subject to design and planning.**

## Energy Performance certificate (EPC)

Available on request subject to specification.

## PLANNING

CURRENT USE CLASSIFICATION: A3 OR A4

Restaurant opening hours:

Mondays to Saturdays 8am to 11 pm  
Sundays 8 am to 10 pm

## Construction

BREEAM Excellent  
NHBC 10 year structure  
Capped of CHP subject to terms  
On site refuse store

Floor plans below and tenants fit out guide available.

## TERMS

Available on a new Full Repairing and Insuring lease for a term of 15-25 years, subject to 5 yearly reviews and within the L&T Act 1954.

Alternatively a long leasehold is available.

## Ground Floor Units

Rent £30 psf on GIA. In shell condition.  
Price £465 psf on GIA in shell condition.

## First Floor

Rent £40 psf on net area subject to Cat A fit out for B1 use  
Price £495 psf on net area in shell condition  
£630 psf on net area in Cat A finish  
For B1 use

VAT will be charged in addition.

## RATES AND SERVICE CHARGE

On application.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## COMPLETION

June 2017 and subject to achieving appropriate planning permission.

## INSPECTIONS AND FURTHER INFORMATION

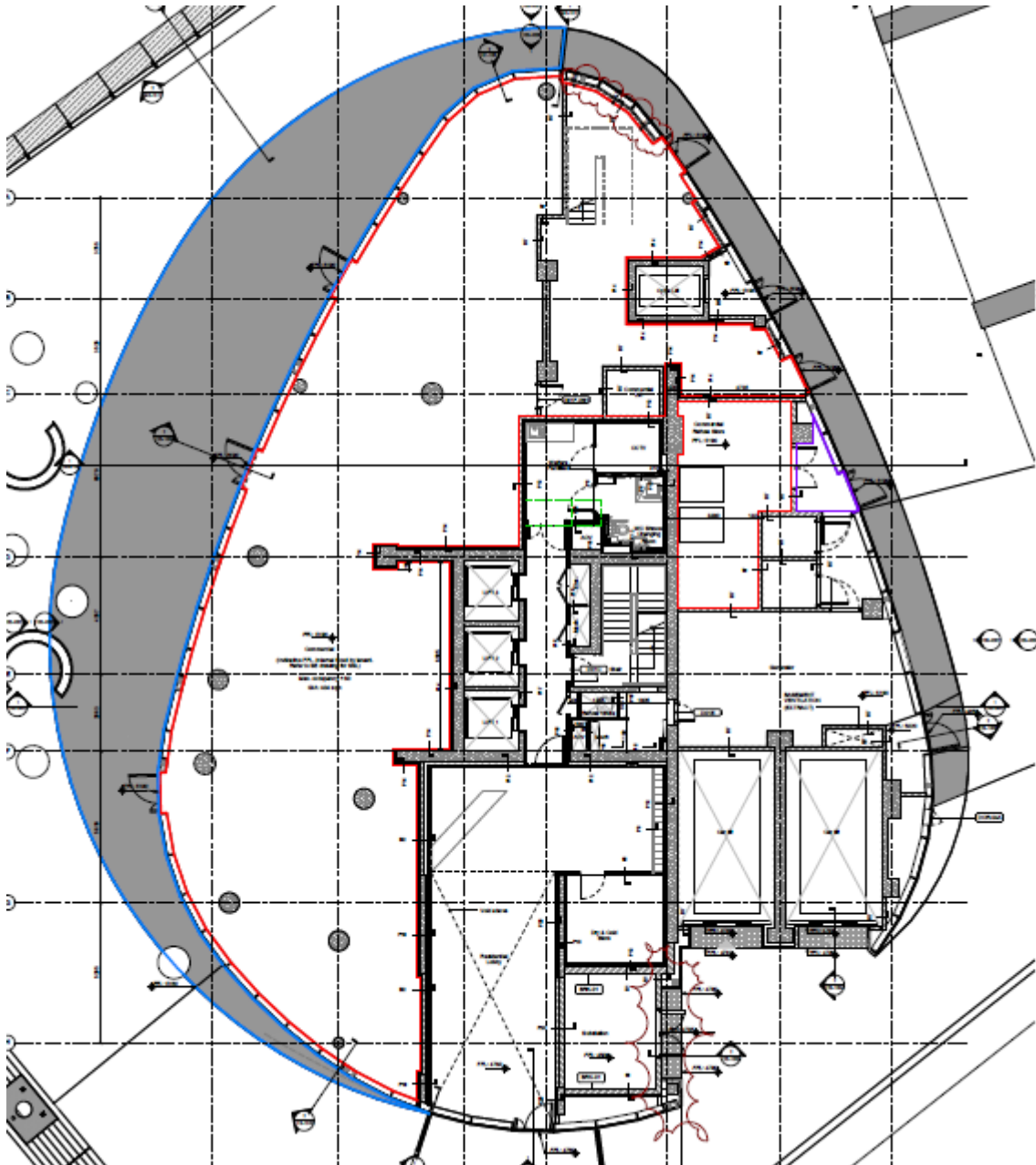
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## GROUND FLOOR PLAN

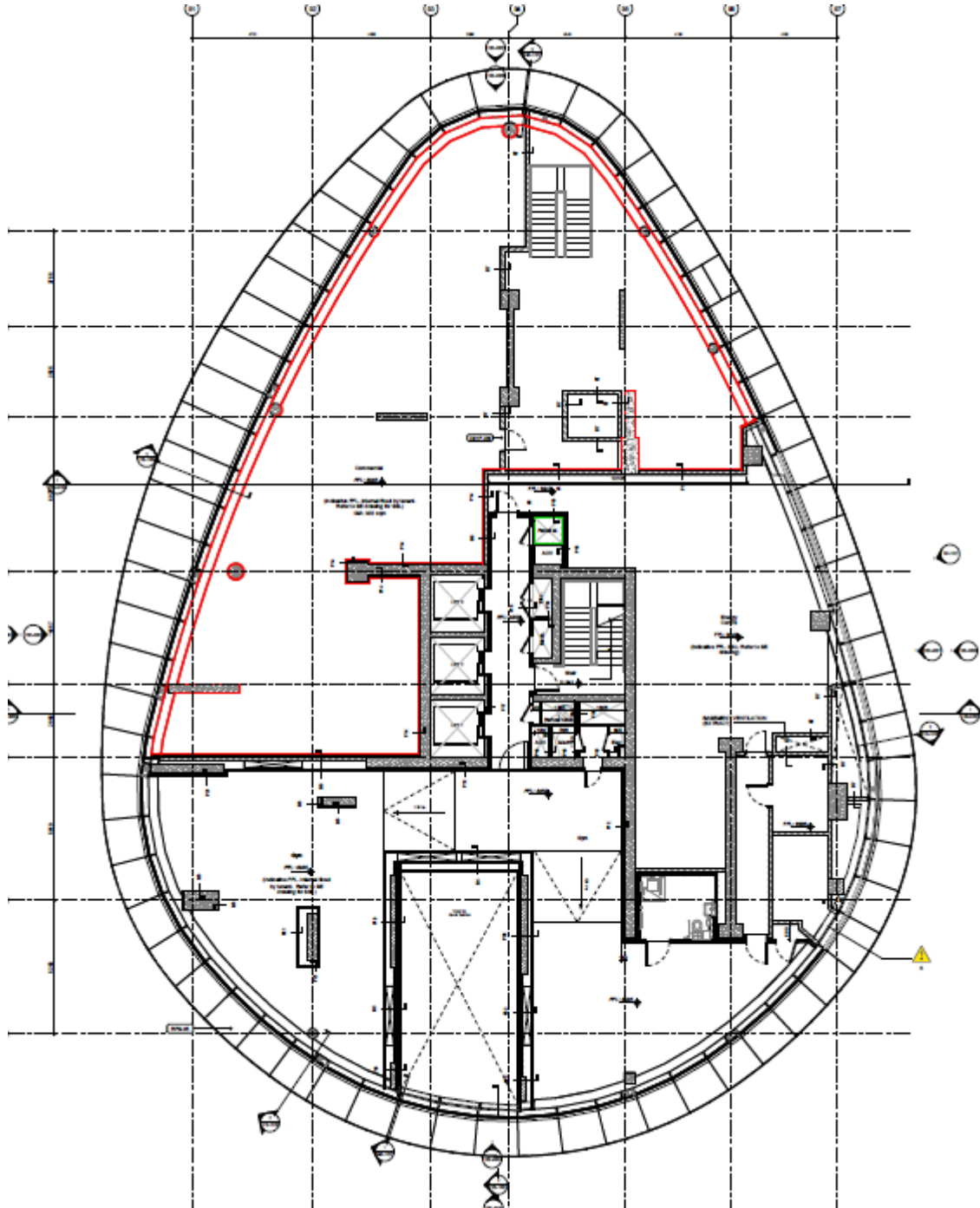


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## FIRST FLOOR PLAN



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