



**COMMERCIAL BROCHURE**

# BE A PART OF THE FUTURE. SET UP YOUR PERFECT SPACE HERE, NOW.



Welcome to Battersea Exchange; a place where tradition combines with innovation to create a truly exciting development offering flexible space units and historic arches for commercial use to let in London. Conveniently close to the centre of the capital, this new and lively hub is at the heart of Battersea, a neighbourhood whose distinctive character and identity has deepened over the years.

Battersea Exchange breathes new life into the area and will notably compliment the regeneration of the Nine Elms. It will transform the area between Battersea Park and Queenstown Road stations and create a vibrant new mixed-use community.

The development provides 290 new homes, a new modern primary school, an impressive public square, pedestrian link, refurbished railway arches, retail, small and medium businesses, restaurants and cafes along with community uses.

Designed by award winning architect, Feilden Clegg Bradley Studios, there is a strong commitment to quality design and a sustainable future at Battersea Exchange.

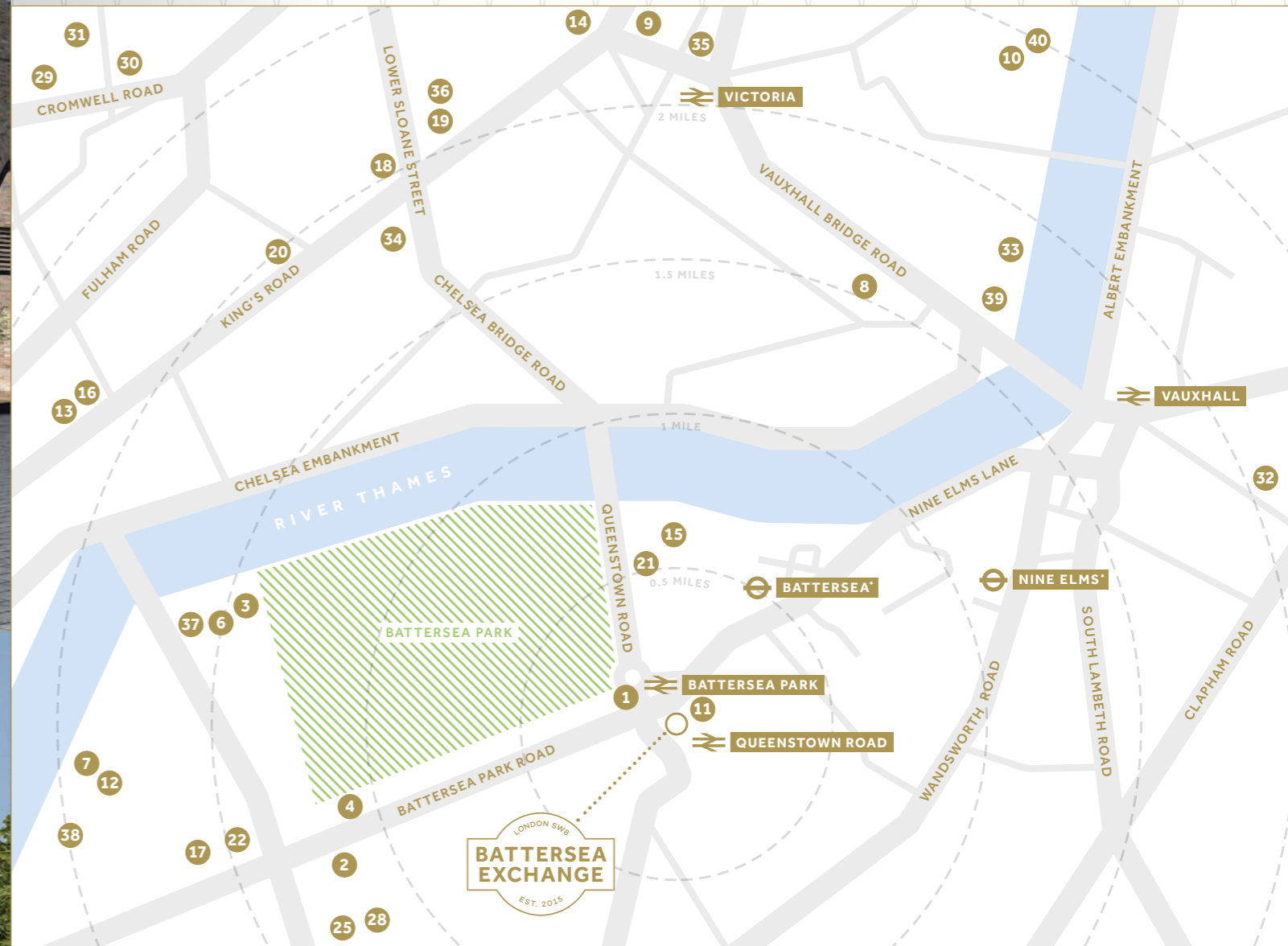


Indicative image of the arches



Indicative image of Block C, St Mary's Primary School and new public square

## LOCATION



### DINING OUT

- 1 Boqueria
- 2 The Lighthouse Gastropub
- 3 The Prince Albert
- 4 Le Petit Nicola
- 5 Santini
- 6 SOURCE Battersea
- 7 London House Battersea
- 8 Kazan
- 9 The Goring Dining Room
- 10 The Cinnamon Club
- 11 The Masons Arms
- 12 Queenswood
- 13 Bluebird
- 14 Noura

### RETAIL THERAPY

- 15 Battersea Power Station\*\*
- 16 The Shop at Bluebird
- 17 Marmorea
- 18 Peter Jones
- 19 Tiffany & Co.
- 20 Muji
- 21 The Market Place
- 22 Marmalade250

### HEALTH & FITNESS

- 25 Latchmere Leisure Centre
- 26 Flying Fantastic Yoga
- 27 Battersea Yoga
- 28 Nuffield House

### CULTURE & ACTIVITIES

- 29 Natural History Museum
- 30 Science Museum
- 31 Victoria & Albert Museum
- 32 The Oval Cricket Ground
- 33 Tate Britain
- 34 The Saatchi Gallery
- 35 Victoria Theatre
- 36 Cadogan Hall

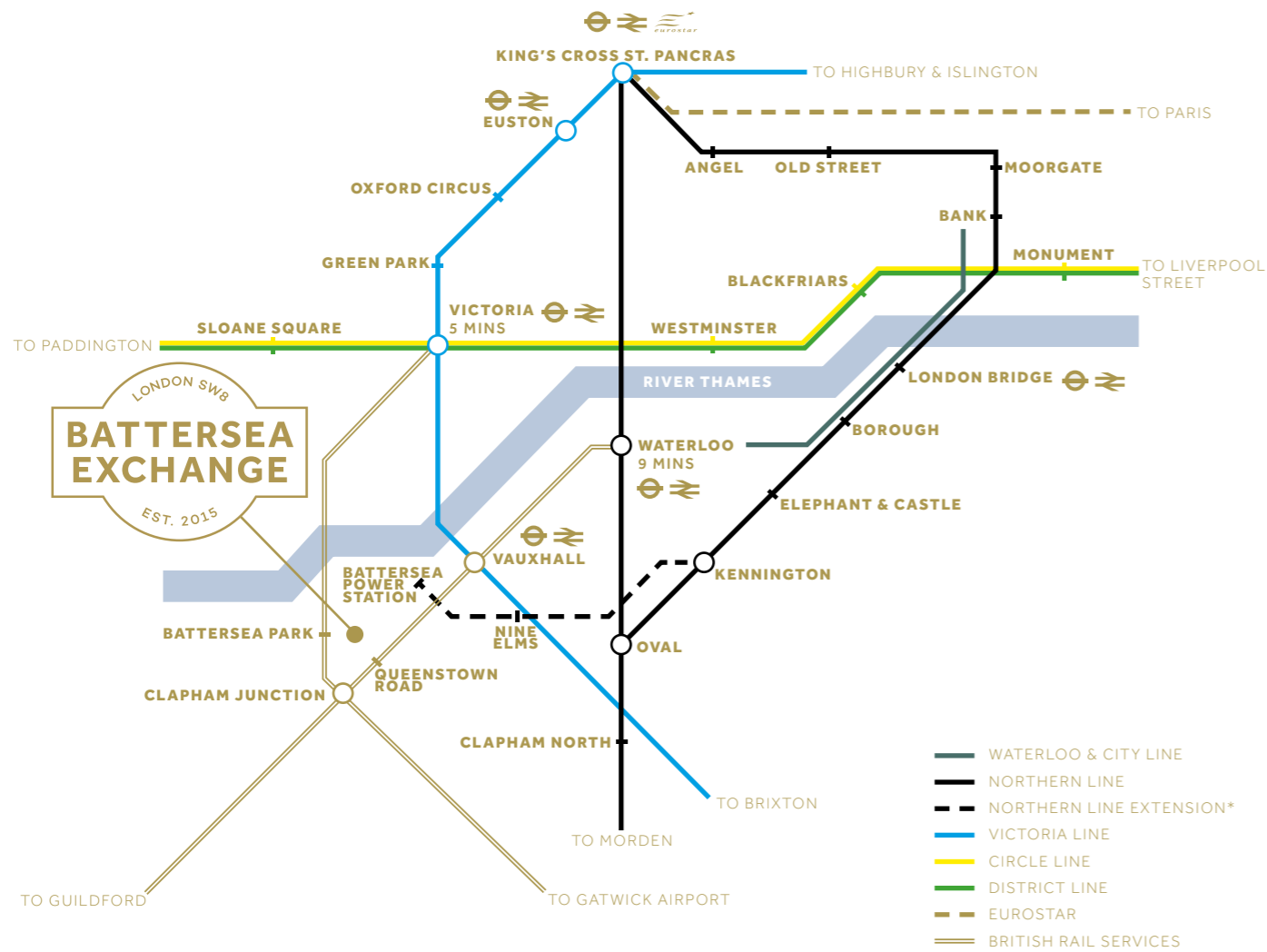
### LEARNING

- 37 Royal College of Art
- 38 Royal Academy of Dance
- 39 Chelsea College of Arts
- 40 Westminster School

\*Northern Line extensions to be completed in 2020 \*\* Battersea r Station Mall completion in Phase 3 development by 2020 Locations are approximate and provided by Google Maps

GETTING AROUND

Battersea Exchange offers convenient access to the most exciting parts of London, providing excellent transport links into Victoria and a stroll into Battersea Park in five minutes.



JOURNEY TIMES FROM BATTERSEA EXCHANGE

Existing rail links from Queenstown Road, Clapham Junction and Battersea Park connect you directly to Waterloo and Victoria. The extension of the Northern line in 2020 to Battersea Power Station will bring the nearest tube station even closer. This means that from its parkside location, Battersea Exchange provides access to the City, West End and King's Cross in a few minutes.



NEW BUILD RETAIL/COMMERCIAL SPACE AVAILABLE TO LET:

Flexible use (A1, A2, A3, B1, D1) ranging from 52 sqm to 425 sqm

<b>BLOCK A</b>			<b>UNIT V5</b>			
<b>UNIT A1</b>	Ground floor	848 sqft	78.78 sqm	Ground floor	734 sqft	68.19 sqm
	First floor	3,726 sqft	346.15 sqm	First floor	485 sqft	45.05 sqm
	TOTAL	4,574 sqft	424.93 sqm	TOTAL	1,219 sqft	113.24 sqm
<b>UNIT A2</b>			<b>UNIT V6</b>			
	Ground floor	2,539 sqft	235.88 sqm	Ground floor	543 sqft	50.45 sqm
	First floor	1,678 sqft	155.89 sqm	First floor	316 sqft	29.36 sqm
	TOTAL	4,217 sqft	391.77 sqm	TOTAL	859 sqft	79.81 sqm
<b>BLOCK B</b>			<b>UNIT V7</b>			
<b>UNIT B1</b>	Ground floor	560 sqft	52.02 sqm	Ground floor	746 sqft	69.30 sqm
	First floor			First floor	449 sqft	41.71 sqm
	TOTAL			TOTAL	1,195 sqft	111.01 sqm
<b>UNIT B2</b>			<b>UNIT V8</b>			
	Ground floor	2,297 sqft	213.39 sqm	Ground floor	730 sqft	67.81 sqm
	First floor			First floor	485 sqft	45.05 sqm
	TOTAL			TOTAL	1,215 sqft	112.86 sqm
<b>UNIT B3</b>			<b>UNIT V9</b>			
	Ground floor	2,131 sqft	197.97 sqm	Ground floor	744 sqft	69.11 sqm
	First floor			First floor	485 sqft	45.05 sqm
	TOTAL			TOTAL	1,229 sqft	114.16 sqm
<b>BLOCK C</b>			<b>UNIT V10</b>			
<b>UNIT C</b>	Ground floor	192 sqft	17.83 sqm	Ground floor	776 sqft	72.09 sqm
	First floor	739 sqft	68.65 sqm	First floor	485 sqft	45.05 sqm
	TOTAL	931 sqft	86.58 sqm	TOTAL	1,261 sqft	117.14 sqm
<b>BLOCK H</b>			<b>UNIT V11</b>			
<b>UNIT H</b>	Ground floor	1,391 sqft	129.22 sqm	Ground floor	774 sqft	71.90 sqm
	First floor			First floor	485 sqft	45.05 sqm
	TOTAL			TOTAL	1,259 sqft	116.95 sqm
<b>BLOCK K</b>			<b>UNIT V12</b>			
<b>UNIT K</b>	Ground floor	590 sqft	54.81 sqm	Ground floor	767 sqft	71.25 sqm
	First floor			First floor	522 sqft	48.49 sqm
	TOTAL			TOTAL	1,289 sqft	119.74 sqm
<b>ARCHES</b>			<b>UNIT V14</b>			
<b>UNIT V1</b>	Ground floor	699 sqft	64.99 sqm	Ground floor	397 sqft	36.88 sqm
	First floor			First floor	330 sqft	30.66 sqm
	TOTAL			TOTAL	727 sqft	67.54 sqm
<b>UNIT V2</b>			<b>UNIT V15</b>			
	Ground floor	603 sqft	56.02 sqm	Ground floor	562 sqft	52.21 sqm
<b>UNIT V3</b>						
	Ground floor	647 sqft	60.19 sqm			
<b>UNIT V4</b>						
	Ground floor	794 sqft	73.76 sqm			
	First floor	485 sqft	45.05 sqm			
	TOTAL	1,279 sqft	118.81 sqm			

# SHOP UNDER THE HISTORIC ARCHES OF BATTERSEA EXCHANGE.



BATTERSEA EXCHANGE

Indicative image of the arches, Block A and new public square

## SPECIFICATION

- All units are provided to a shell and core specification
- Each unit will have capped electricity and water supply with the number of drainage connections dependent on the unit
- Glazed shop-fronts will be installed by the landlord with provision for ventilation louvres
- BREEAM "Excellent"
- All tenants will need to comply with Commercial Design Guidelines - please contact the agent for further details



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