

## 341 – 345 BATTERSEA PARK ROAD, LONDON, SW11 4LS

SUPERB COMMERCIAL UNIT TO LET / FOR SALE

#### LOCATION

The property is situated on the south side of Battersea Park Road between the junctions of Harpsden Street and Parkside Street.

The immediate area is highly affluent and densely populated and the subject building is located just 150m south of Battersea Park.

# Awaiting Picture

#### DESCRIPTION

The available premises form part of a brand new mixed use development and comprise the entire ground and lower ground floors, as a self-contained unit.

The unit is to be let in shell condition with the benefit of capped off services and a fully operational Stannah Goodsmaster lift which will only serve the commercial unit.

#### TERM

The unit is available on a leasehold or long leasehold basis, as follows:

Quoting rent: £92,500 per annum Exclusive of business rates, service charges and VAT.

Price: Offers in the region of £1.6m Subject to contract may be considered for the benefit of the long leasehold interest with full vacant possession.

### SCHEDULE OF AREAS

FLOOR	<u>SQ FT</u>	<u>SQ M</u>
GROUND FLOOR	2,228	207
BASEMENT	1,722	160
APPROXIMATE FRONTAGES		<u>METRES</u>
GROSS FRONTAGE		17.6
SPLAY FRONTAGE		3.0
NET FRONTAGE		9.9
RETURN FRONTAGE		2.97M
Subject to final measurement upon completion of the		

development works



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### RATES

To be assessed.

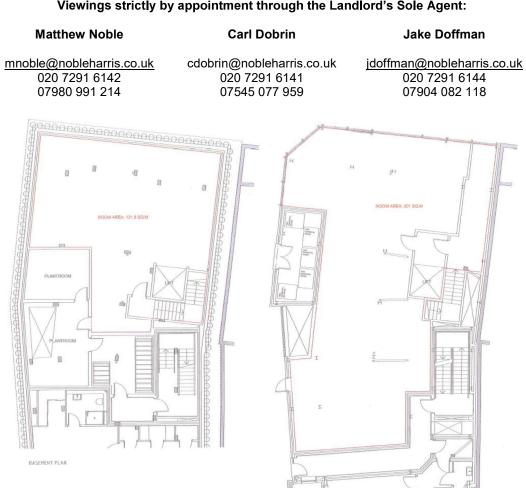
#### PERMITTED USES

The property has planning consent to be used for A1 retail, A2 financial services, A3 restaurant and B1 office purposes.

#### POSSESSION

It is anticipated that practical completion of the development will take place in mid-September 2018

#### VIEWINGS



#### Viewings strictly by appointment through the Landlord's Sole Agent:

GROUND FLOOR PLAN