



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

<u>FLOOR</u>	<u>SQ.FT</u>	<u>SQ.M</u>
GROUND FLOOR	2,228	207
BASEMENT	1,722	160

<u>APPROXIMATE FRONTAGES</u>	<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:

Matthew Noble

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