



PER ANNUM

£60,000 Per Annum

Battersea Park Road

London, SW8 4LR



LOCATION

Located on the south side of the A3205 and a brief stroll from Battersea Park and Queenstown Road, both contribute to the substantial foot traffic from day to night. Numerous bus routes and easy access to the A3205. enjoys exceptional accessibility, being well-connected to Central London and the wider city. Conveniently located to benefit from the regeneration of Battersea and Nine Elms and with excellent transport links into both Victoria and Waterloo. With a diverse array of businesses, shops, and eateries. The high street is alive with activity, offering a mix of boutique stores, restaurants serving various cuisines, and cafes perfect for casual meetings or a quick catch-up with colleagues.

DESCRIPTION

This spacious ground-floor and basement unit is versatile for various commercial purposes. Its is currently in a shell and core . The generous dimensions and ceiling height provide plenty of room to display your products or services attractively and welcomingly. The property's design is adaptable, offering the liberty to craft a distinctive and captivating space for your clientele.

ACCOMMODATION

Gross Internal Area: 1577.77 Sq ft (146.57 Sq M)

AMENITIES

Floor to ceiling glass windows

Rear access

Great ceiling heights

TERMS

New FRI Lease - Terms to be agreed

BUSSINESS RATES

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Each party bear own legal costs.

VIEWING

Strictly by appointment through Peach Properties







Approximate total area^①
1577.77 ft²

Reduced headroom
14.32 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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