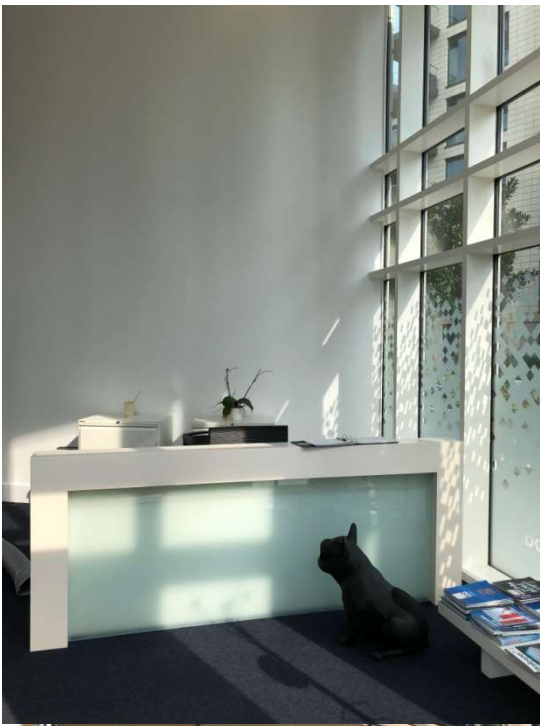


**1,350 SQ FT CORNER OFFICE TO LET WITH MEZZANINE AVAILABLE WITHIN PRIME DEVELOPMENT
UNIT 12, BATTERSEA REACH, LONDON SW18 1TS
B1 CONSENT PLUS RIGHT TO PARK TWO CARS**



0207 409 5475



Specification

Self Contained
Mezzanine Floor
Air Conditioning
Raised floors
Carpeted

WC facilities
Floor Boxes
Spot Lighting
Right to use two parking spaces
in the Basement Car Park

Location

The property is prominently located on Juniper Drive within Battersea Reach, an award winning riverside development by St George, which will comprise of 1,350 residential units. The subject premises are situated between Cycle Republic (Halfords) and Bo Concept with other occupiers in the vicinity including Tesco Express, Roche Bobois, Bath Store and McDonalds. There are excellent transport links with train connections from Wandsworth Town to Vauxhall taking 9 minutes and Waterloo in just 15 minutes.

Accommodation

The unit comprises of the following areas across the Ground Floor and Mezzanine:

Ground Floor: 735 sq ft
Mezzanine: 615 sq ft

Terms

Unit 12 is available to rent by way of a new lease direct from the Landlord at a rent of £60,750 per annum exclusive (plus VAT)

Rates

We have been verbally informed that the Rateable Value for the property is £47,750 with Rates Payable of £24,320 for 2023/2024 however you are advised to check with the local authority.

Estate Charge

We have been verbally informed that there is an estate charge of circa £2.25 per square foot per annum.

Legal Cost

Each Party to bear their own.

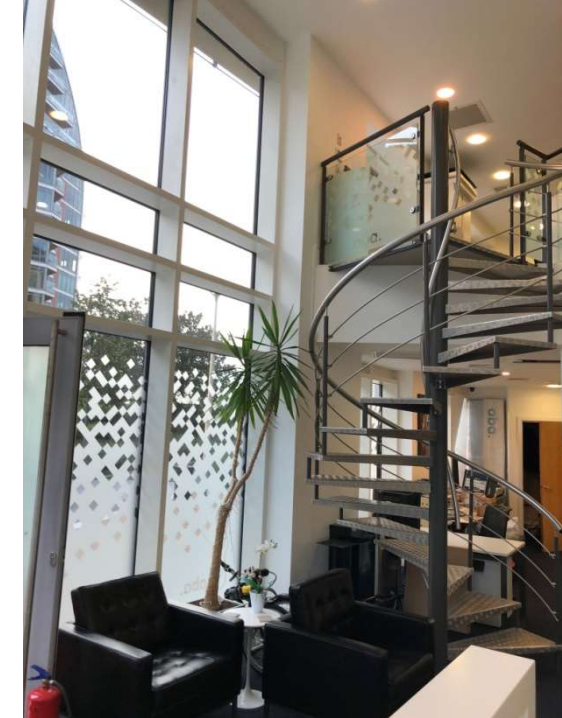
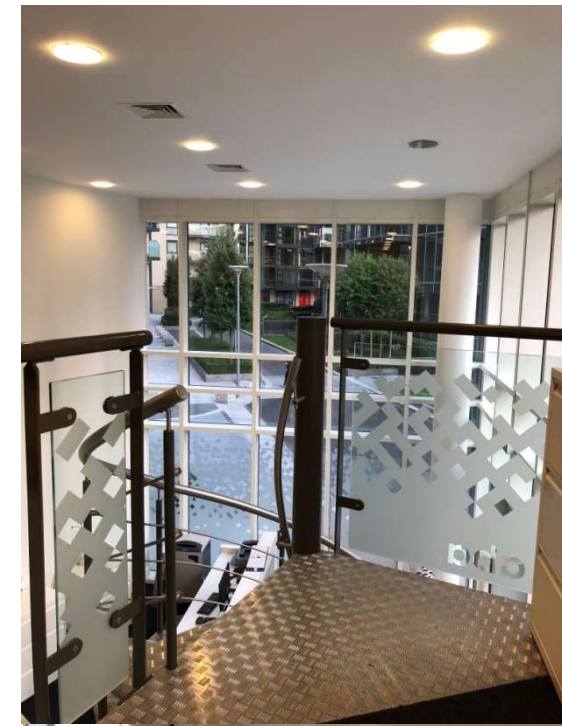
Viewing

Strictly by Sole Agents:

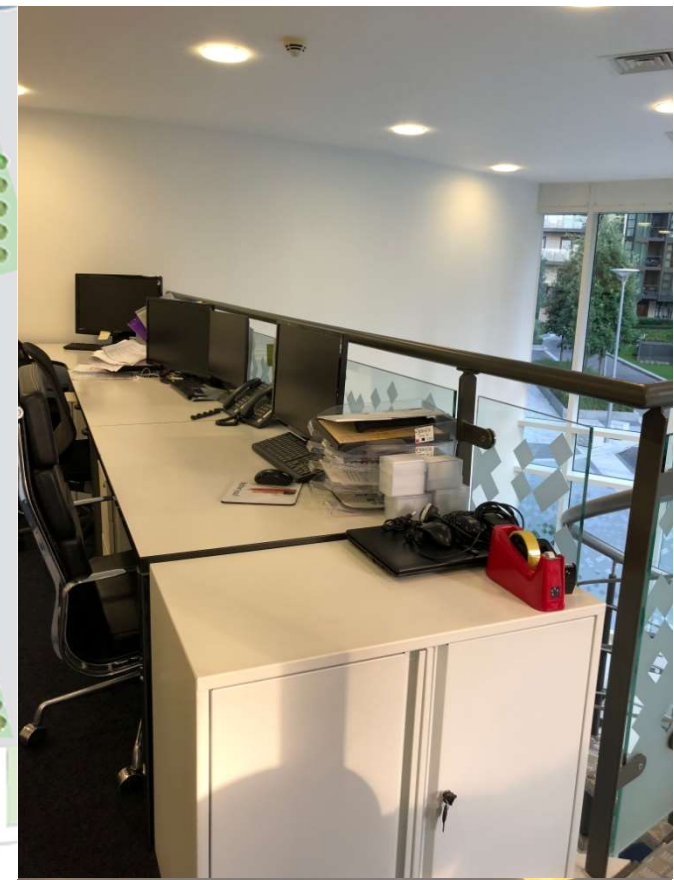
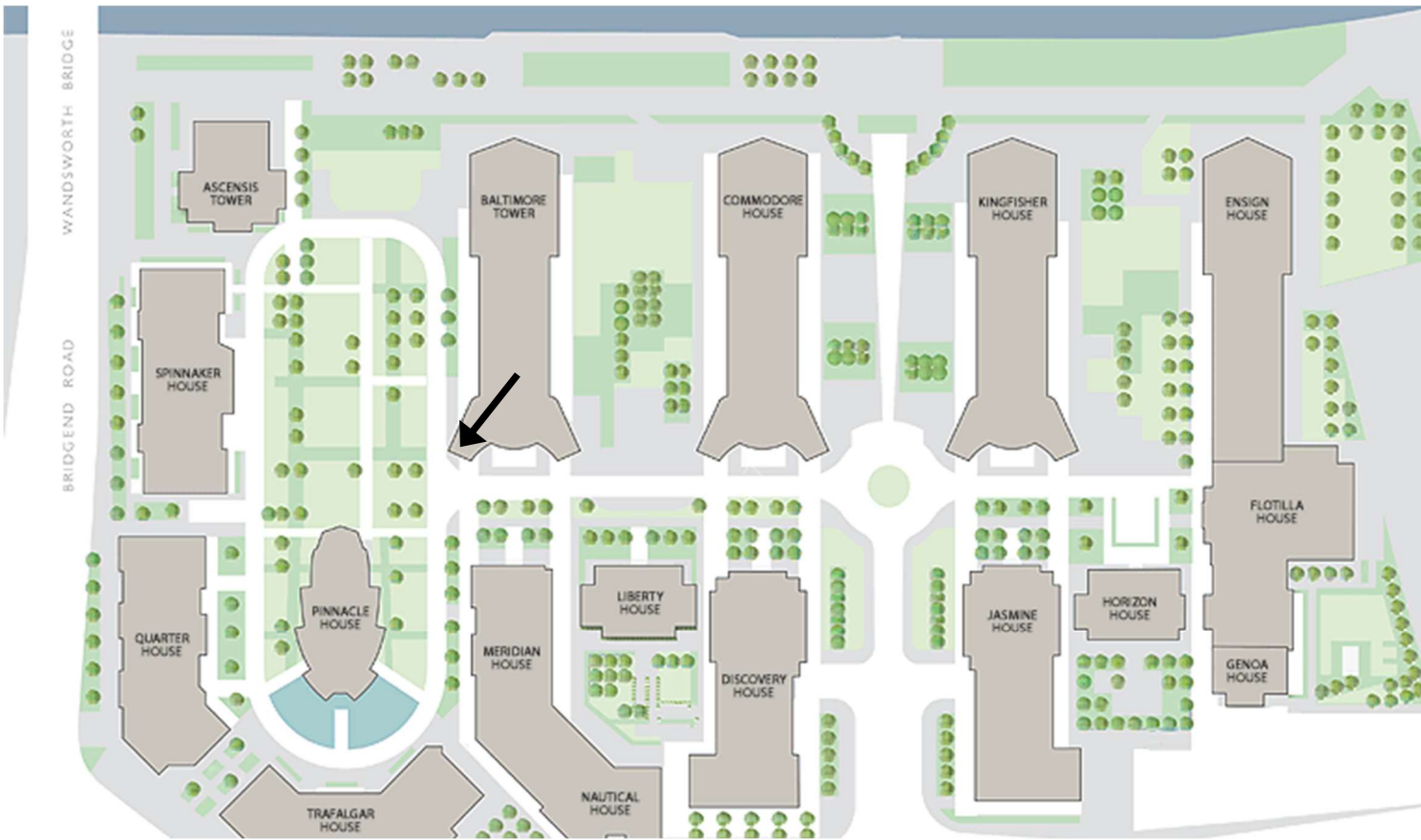
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