



76 Queenstown Road Battersea SW8 3RY

COMMERCIAL PREMISES FOR SALE / TO LET

Area: 5,850 FT² (543 M²)

Price and Initial Rent on Application



LOCATION
Battersea



AVAILABILITY
Immediate



TRAIN
Queenstown Road



TUBE
Northern line
extension 2021



FRONTAGE
Fronting
Queenstown Road



SHOWROOM
Open-plan



USE CONSENT
Variation of uses



CEILING HEIGHT
Good ceiling height



NATURAL LIGHT
Good



PARKING
Business permits

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Continued

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LOCATION:

The property is located on the western side of Queenstown Road, within the London Borough of Wandsworth.

The available office is well connected with public transport. Queenstown Road railway station (National Rail) is within walking distance and provides direct access to London Waterloo and Clapham Junction. Similarly Clapham Common tube station (Northern Line) is approximately 15 mins walk from 76 Queenstown Road.

Numerous buses pass along Queenstown Road offering easy access to the West End and South London. Battersea Park is similarly within short walk from the available office suites - ideal location for a lunch time break!

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	5,850	543

DESCRIPTION:

**** SHORT TERM OFFICE / STORAGE UNIT *****

76 Queenstown Road extends to a total area of approximately 5,600 sq.ft.

The available single storey showroom and office benefits from good ceiling height and has lots of natural light throughout.

Business permits available.

Available for immediate occupation.

TENURE:

Terms to be agreed.

Freehold

VAT:

Applicable

SERVICE CHARGE:

Upon application

RATES PAYABLE:

£33,524 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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