



## Battersea Exchange Battersea Park Road Battersea SW8 4BU

BLOCK C, BATTERSEA EXCHANGE | NEW  
VIBRANT COMMUNITY A1|  
A2 | A3 | B1 | D1 CONSENT  
Area: 931 FT<sup>2</sup> (86 M<sup>2</sup>)  
Price: £406,450



LOCATION  
Battersea



TRAIN  
Queenstown Road



BUS  
Excellent links



TUBE  
Northern line 2020



USE CONSENT  
A1, A2, A3, B1 & D1  
planning consent



NATURAL LIGHT  
Good



AVAILABILITY  
Immediate



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### LOCATION:

Battersea Exchange is located at the corner of Queenstown Road and Battersea Park Road and comprises a brand new mixed-use development.

Excellent overground rail connections being situated opposite Battersea Park Station and a few minutes walk from Queenstown Road Station. The new Battersea Power Station underground station (Northern Line) at Battersea Power Station (opening late 2021) will be also be within a few minutes walk along Nine Elms.

Numerous bus routes link to Vauxhall, Clapham Junction and Sloane Square.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
First Floor	931	86
TOTAL	931	86

### DESCRIPTION:

Battersea Exchange - a new vibrant community comprising a number of residential units alongside a variety of commercial units.

The available self-contained unit situated in Block C, extends to a total area of approximately 931 sq.ft. and is currently in shell and core condition.

A1 (retail), A2 (financial/professional services), A3 (restaurant), B1 (office) & D1 (educational/medical) planning consent.

### TENURE:

or Long leasehold.

### VAT:

Applicable

### SERVICE CHARGE:

Upon application

### RATES PAYABLE:

To be assessed

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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