



Cloisters House Nine Elms Battersea SW8 4BG

FLEXIBLE COMMERCIAL SPACE

Area: 635 FT² (59 M²)

Initial Rent: £19,050 PA



LOCATION
Battersea



TRAIN
Battersea Park



PARKING
Available



CYCLE RACKS
On-site



OFFICE
Open-plan



AVAILABILITY
Immediately



NATURAL LIGHT
Excellent



KITCHEN
Private



SECURITY
On-site



USE CONSENT
Class E



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LOCATION:

The available commercial property is situated within Cloisters Business Centre on Battersea Park Road next to Battersea Park Train Station, providing easy access into London Victoria and Clapham Junction.

Battersea Park and the River Thames are just minutes' walk away, making it easy to take a break away from the office environment.

The nearby Battersea Power Station scheme will bring much additional infrastructure to the area - the extension of the Northern Line in 2020 will provide easy access to The City, West End and Kings Cross.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	635	59

DESCRIPTION:

Studio 7 Cloisters House comprises a second floor studio office extending to a total area of approximately 689 sq.ft.

Ideal workspace for 6-8 desks.

We understand that the premises benefits from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

TENURE:

Terms to be agreed.

VAT:

Not Applicable.

SERVICE CHARGE:

£5.00 per sq.ft.

RATES PAYABLE:

£10.00 per sq.ft.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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