



Battersea Exchange Battersea Park Road Battersea SW8 4BU

BLOCK B, BATTERSEA EXCHANGE | NEW
VIBRANT COMMUNITY | COMMERCIAL UNITS
FOR SALE

Area: 2,131 FT² (198 M²)

Price: £944,000



LOCATION
Excellent location



TUBE
Northern line
extension 2020



TRAIN
Battersea Park &
Queenstown Road



BUS
Excellent links



USE CONSENT
A1,A2,A3,B1 & D1



AVAILABILITY
Shell & Core



NATURAL LIGHT
Good



CONCIERGE
On-site



ACCESS
24 hour



AREA
2,131 - 2,297sq.ft.

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Continued

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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 ²	AREA M ²
Ground Floor	2,131	198
TOTAL	2,131	198

DESCRIPTION:

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

The available self-contained units in Block B range from 2,000 - 2,300 sq.ft. and are currently available in shell and core condition.

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

TENURE:

Sale on a long leasehold basis of 250 years from March 2015.

VAT:

Applicable

SERVICE CHARGE:

£1.87 per sq.ft.

RATES PAYABLE:

To be assessed.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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