



Jasmine House Battersea Reach Battersea SW18 1GL

GROUND FLOOR COMMERCIAL UNIT

Area: 734 FT² (68 M²)

Initial Rent: P.O.A PA



LOCATION
Battersea Reach



TRAIN
Wandsworth Town
(10-12 mins walk)



PARKING
Via separate
agreement



USE CONSENT
B1 office



OFFICE
Open-plan



WORKSTATIONS
5-10 desks



AVAILABILITY
Immediate



DISABLED ACCESS
DDA compliant



NATURAL LIGHT
Excellent



CAFÉ (S)
Edible Kitchen



Jasmine House Battersea Reach Battersea SW18 1GL

LOCATION:

The property is situated in the highly successful Battersea Reach mixed-use scheme by St George Developments located on the south bank of the River Thames next to Wandsworth Bridge.

The available office premises offers a superb selection of on-site amenities within this waterside scheme including; Tesco Local, Cake Boy (a cake boutique) plus Edible Kitchen as well as the Waterfront Pub (Youngs & Co).

Wandsworth Town mainline station (direct access to Vauxhall and Waterloo and Victoria via Clapham Junction) station is within 5 – 10 minute walking distance from the property.

The Thames Clipper Service from Plantation Wharf Pier, offers fast access to and from the West End and City. The popular residential and commercial area is similarly well connected with local bus connections.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	734	68

DESCRIPTION:

The available ground floor office is located in Jasmine House, Battersea Reach and extends to a total area of approximately 734 sq.ft. and is available for immediate occupation.

Ideal workspace for 5 - 10 desks with private entrance and excellent on-site facilities including Tesco Local, Edible Kitchen and Waterfront Pub.

TENURE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Inclusive.

RATES PAYABLE:

Inclusive.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

Sophie Cordery

0207 924 4476

sophie.cordery@houstonlawrence.co.uk

**James Hutchison
Martin & Co**

020 7585 0504

james.hutchison@martinco.com

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476

10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050

11 Alexandra Road
SW19 7JZ