



## Exchange Point Nine Elms Battersea SW8 4EX

BRAND NEW FITTED COMMERCIAL SPACE

Area: 4,023 FT<sup>2</sup> (374 M<sup>2</sup>)

Initial Rent: £190,000 PA



LOCATION  
Nine Elms



TRAIN  
Battersea Park



TUBE  
Battersea Power  
Station (2021)



ACCESS  
24 hour



AVAILABILITY  
Immediately



FRONTAGE  
Fully Glazed



DISABLED ACCESS  
Via Private Lift



NATURAL LIGHT  
Full Height Glazing



LIFT  
Private



AIR CONDITIONING  
Throughout

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Continued

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### LOCATION:

The property is well located within a new mixed use scheme (Battersea Exchange) offering superb connections to the West End and City, with 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	3,370	313
Ground Floor	653	61
TOTAL	4,023	374

<https://bit.ly/3bEob1B>

### DESCRIPTION:

Forming part of the successful Battersea Exchange mixed-use development, Exchange Point comprises a self-contained commercial premises arranged over ground and first floors with the benefit of a private lift.

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 financial and professional services, office and medical uses.

### LEASE:

A new FRI lease for a term to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

Approximately £5,700 pa.

### RATES PAYABLE:

To be assessed.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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