



Unit 13, Baltimore House Battersea Reach Battersea SW18 1TS

GROUND FLOOR COMMERCIAL UNIT WITH
SECURE PARKING AVAILABLE

Area: 1,955 FT² (182 M²)

Price: £975,000



LOCATION
Battersea Reach



TRAIN
Wandsworth Town
& Clapham
Junction



BUS
Excellent links



PARKING
Secure
underground
parking



USE CONSENT
Class E



FRONTAGE
Prominent



NATURAL LIGHT
Good



CAFÉ (S)
On-site



INTERNET
High-speed



AIR CONDITIONING
Throughout

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Continued →
→

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LOCATION:

The property is prominently located on Juniper Drive within Battersea Battersea Reach, a riverside development by St George Developments situated on the south bank of the River Thames next to Wandsworth Bridge.

The available premises offers a suburb 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) is within 5 -10 minute walking distance from the property.

The River Bus pier at Plantation Wharf is now in operation and offers 18 Thames Clipper services a day between Putney and Blackfriars.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	1,955	182
TOTAL	1,955	182

DESCRIPTION:

The available ground floor commercial unit extends to a total area of approximately 1,995 sq.ft.

The property benefits from excellent window display exposure, double door entrance, good natural light, high ceilings and riverside location.

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.

Secure parking available via separate agreement.

Floor plan available upon request.

TENURE:

Long Leasehold.

VAT:

Applicable

SERVICE CHARGE:

Upon application

RATES PAYABLE:

Approx. £19,000 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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