



Unit A Juniper Drive Battersea Reach SW18 1AY

GROUND FLOOR COMMERCIAL SPACE WITH
LARGE TERRACE FRONTING THE RIVER

Area: 1,609.00 FT² (149.48 M²)

Initial Rent: £55,000 PA



LOCATION
Battersea Reach



AREA
1,609 SQ.FT.



RENT
£55,000 pa



AVAILABILITY
Immediately



PARKING
Via separate
agreement



MEETING ROOMS
Private



VIEWS
River views



AIR CONDITIONING
Throughout



CAFÉ (S)
Cake Boy on-site



KITCHEN
Private

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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 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) 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.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
Ground Floor	1,609.00	149.48
TOTAL	1,609.00	149.48

DESCRIPTION:

The available premises comprise a superb ground floor, self-contained air conditioned suite with a private entrance River views and excellent natural light.

The space is arranged as a large open area (currently divided into two sections), reception, three private offices and a meeting room.

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.

LEASE:

A new flexible lease is available for a term to be agreed

VAT:

Applicable

SERVICE CHARGE:

Estimated at £4,900 pa plus VAT (TBC)

RATES PAYABLE:

Estimated at £18,500 pa payable (21/22)

EPC:

C

LEGAL COSTS:

Each party responsible for their own legal costs.



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