



BATTERSEA REACH

LONDON SW18 1TA

RARE OPPORTUNITY
TO BUY OR **TO LET**
COMMERCIAL UNITS IN
A THRIVING SOUTH WEST
LONDON RIVERSIDE
LOCATION

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UNITS AVAILABLE FROM 998 SQ FT WITH A1, A3 & E PLANNING USES

- Thames-side Battersea location, five minutes from Wandsworth Town station
- Excellent visibility from York Road which has c.75,000 vehicle movements per day
- Outstanding river views and on-site amenities (including gym, café, gastropub, and Tesco Express)
- Units now available via virtual freehold or to let
- Availability from 998 sq ft
- Available shell & core or Cat A
- Flexible planning uses (A1, A3 & E)
- On-site public parking available



A prime riverside location situated opposite the River Thames with excellent transport connections.

Brand new ground floor units available to let or for sale with flexible planning uses.



LOCAL OCCUPIERS

Bathstore
Mindful Chef
Richard Mille
Chelsea Upholstery
Cycle Republic
Fitness Space
Randle Siddeley
Roche Bobois
Tesco Express
Yue Float
Gourmet Libanais



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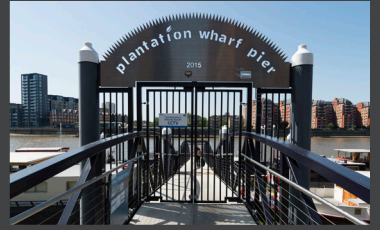
LOCATION

Battersea Reach is located near major road links via A3, South Circular (A205) and A24.

The scheme is five minutes walk from Wandsworth Town Railway Station and is a short distance from London Heliport.

TRAVEL TIMES

Richmond	14 mins
Waterloo	15 mins
Bank	28 mins
King's Cross	29 mins
Heathrow	31 mins



VIEWING

Strictly by appointment through the joint agents.



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MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled January 2021.

St George
Designed for life

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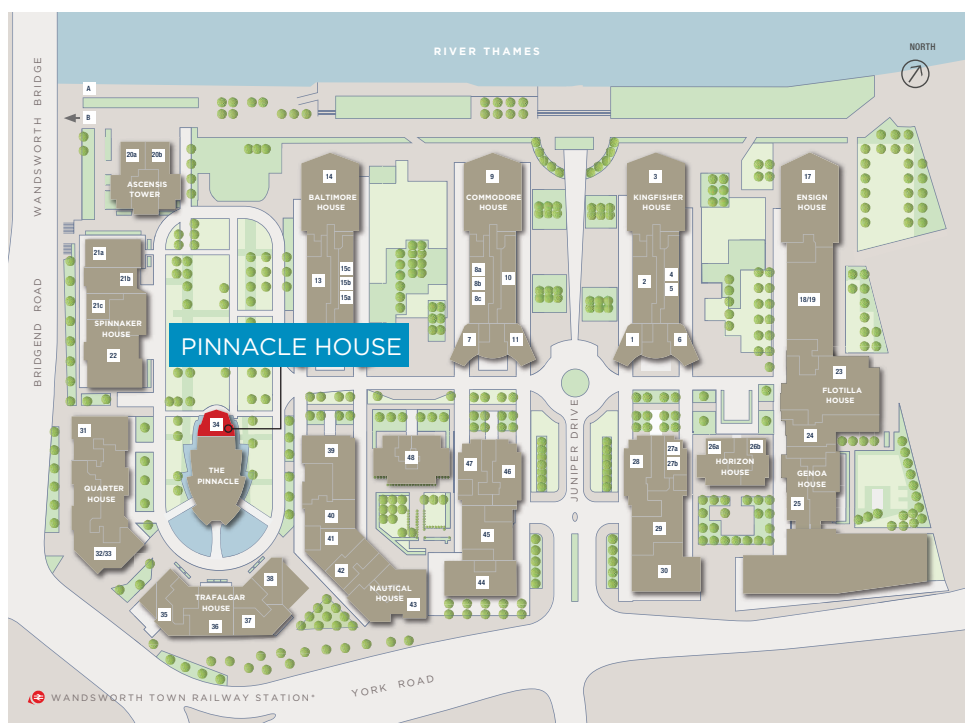
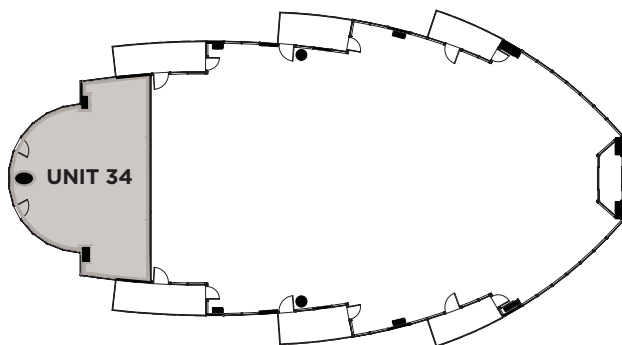
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PINNACLE HOUSE

UNIT 34 - 979 SQ FT

SPECIFICATION

- Use classes A1, A3 & B1, subject to planning
- Shell & core
- Glazed front
- Provisions of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site car parking and cycle storage available



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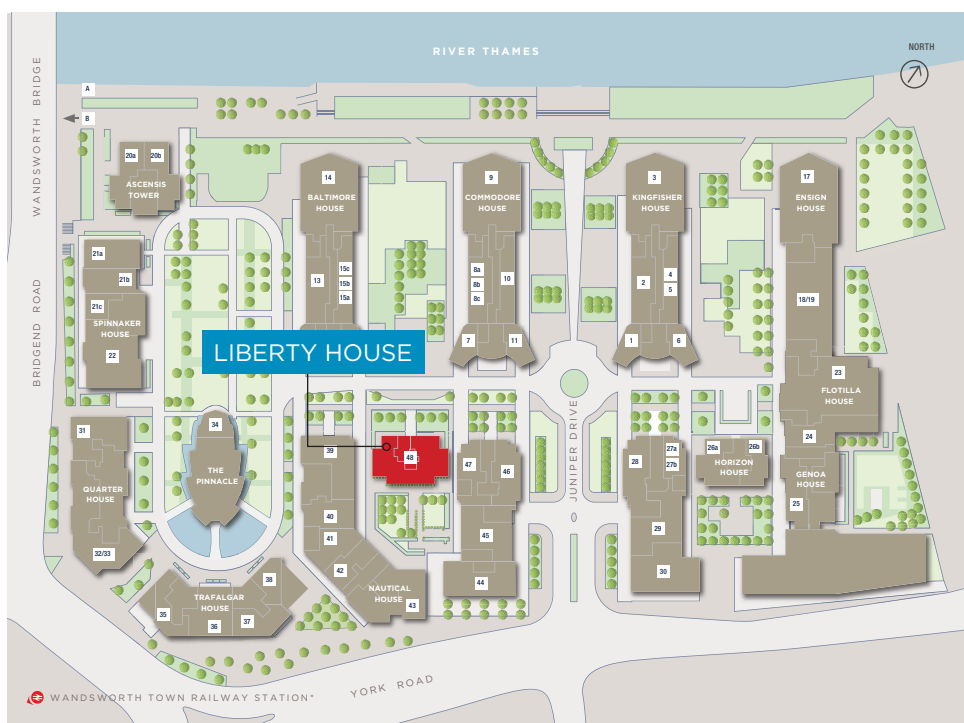
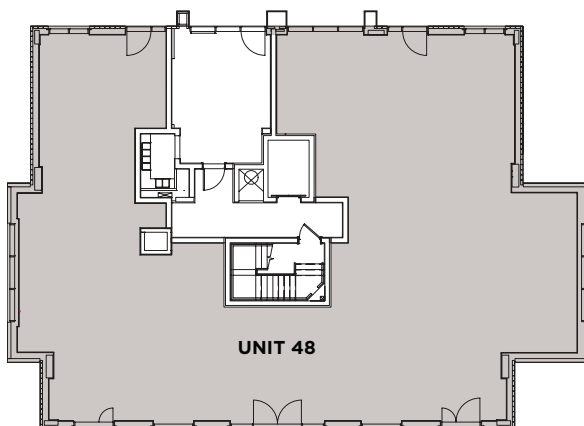
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LIBERTY HOUSE

UNIT 48 - 3,186 SQ FT

SPECIFICATION

- Use classes A1, A3 & B1, subject to planning
- Shell & core
- Glazed front
- Provisions of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site car parking and cycle storage available



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DISCOVERY HOUSE

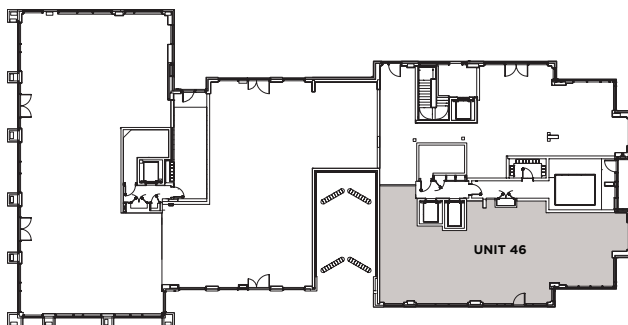
UNITS 45, 47 & 48

LET TO MINDFUL CHEF

UNIT 46 - 1,858 SQ FT

SPECIFICATION

- Use classes A1, A3 & B1, subject to planning
- Shell & core
- Glazed front
- Provisions of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site car parking and cycle storage available



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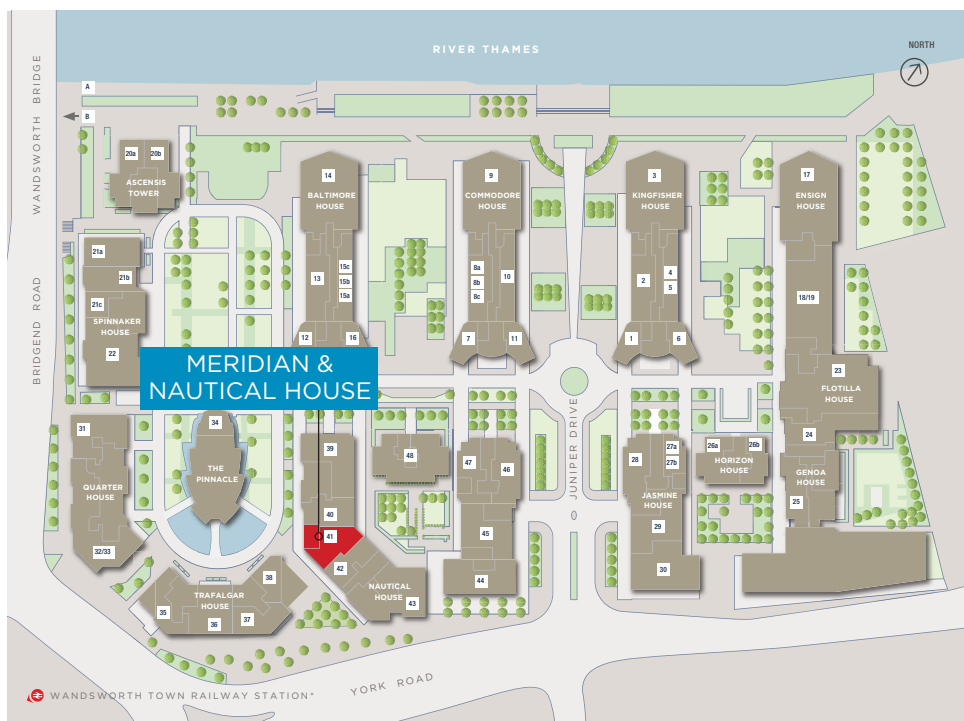
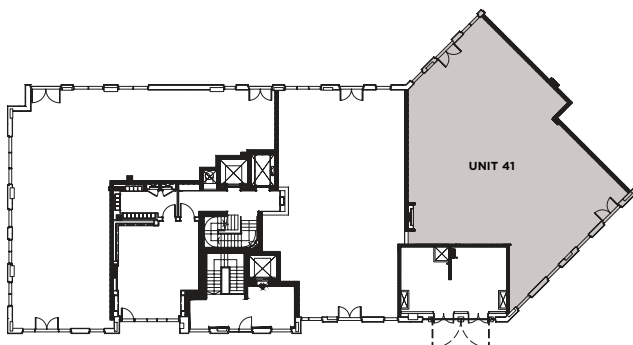
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MERIDIAN & NAUTICAL HOUSE

UNIT 41 - 2,096 SQ FT

SPECIFICATION

- Use classes A1, A3 & B1, subject to planning
- Raised floor
- Suspended ceiling
- LED lighting
- Glazed front
- Provisions of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site car parking and cycle storage available



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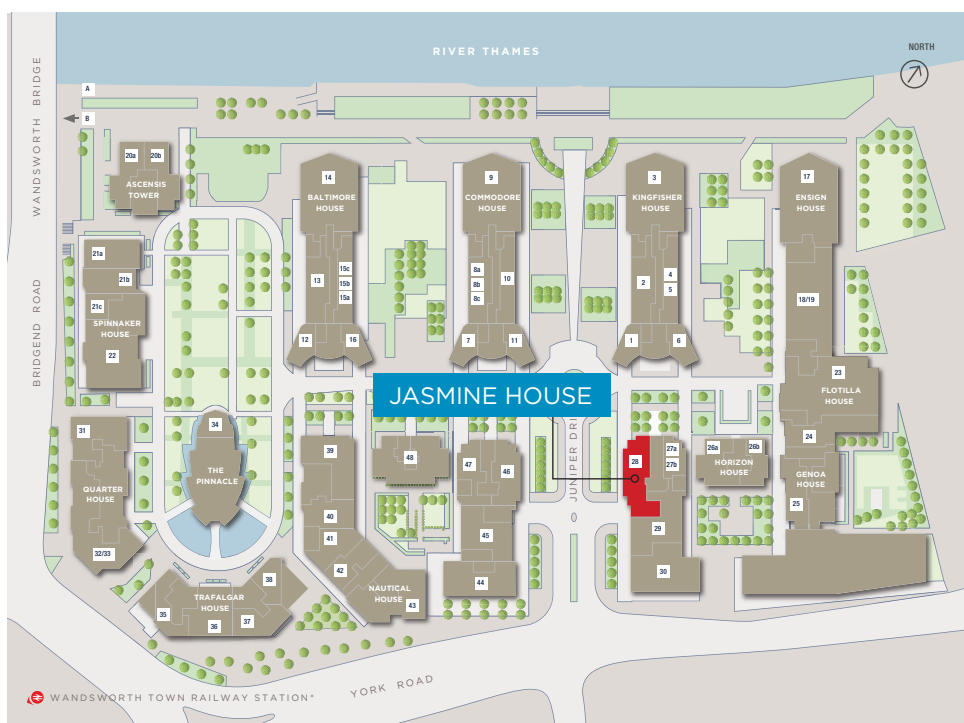
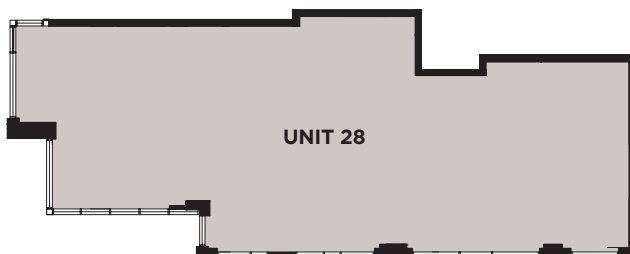
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SPECIFICATION

- Use classes A1, A3 & B1, subject to planning
- Raised floor
- Suspended ceiling
- LED lighting
- Fitted kitchenette
- Demised WC
- Located within a 24 hour managed estate with concierge
- On-site car parking and cycle storage available



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