



# BATTERSEA REACH

LONDON SW18 1TA

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

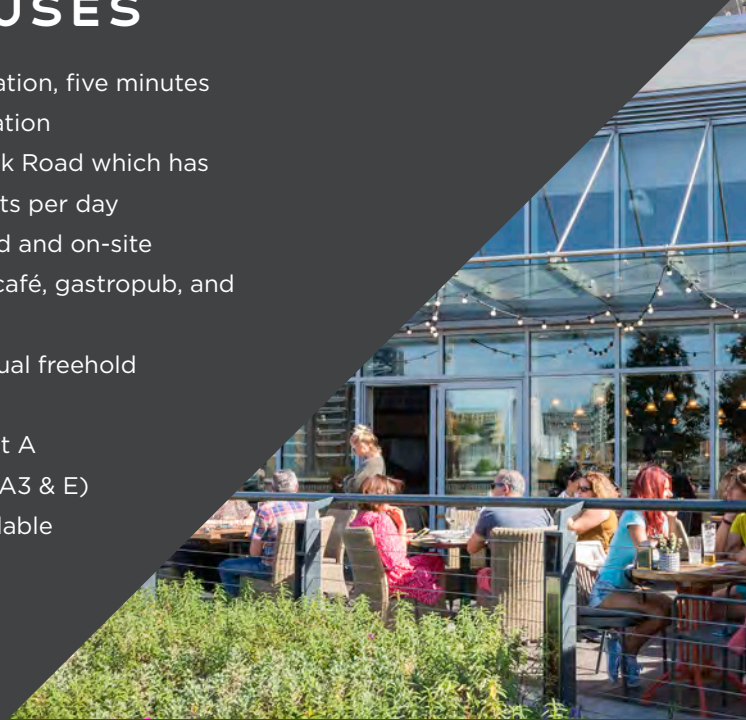


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## UNITS AVAILABLE FROM 998 SQ FT WITH A1, A3 & E PLANNING USES

- 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
- Availability from 998 sq ft
- Available shell & core or Cat A
- Flexible planning uses (A1, A3 & E)
- On-site public parking available



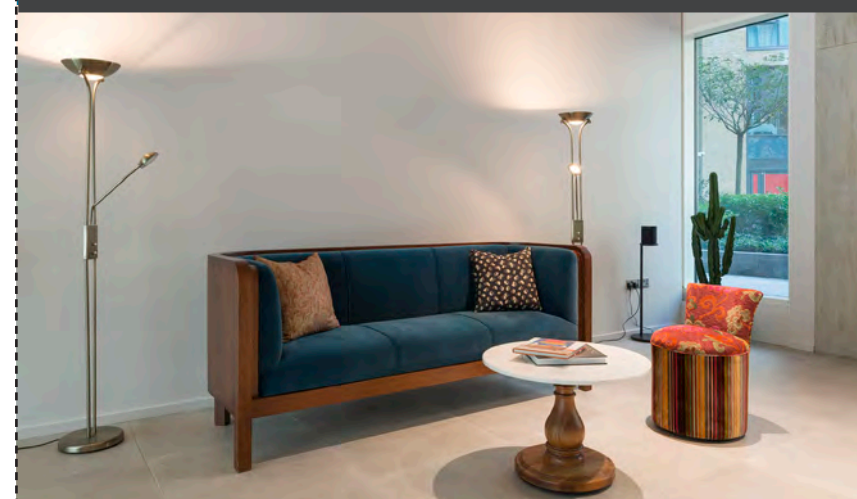
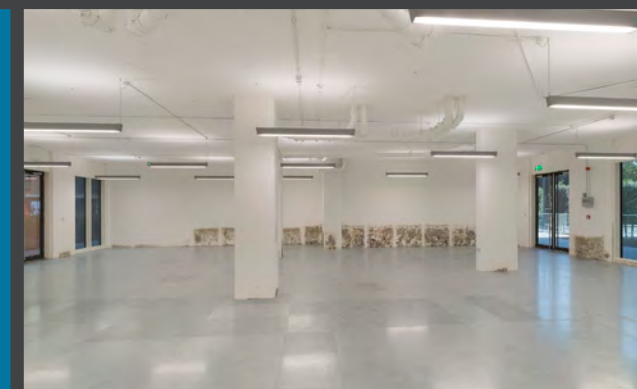
A prime riverside location situated opposite the River Thames with excellent transport connections.

Brand new ground floor units available 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.



**Harry Pruden**  
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**St George**  
Designed for life

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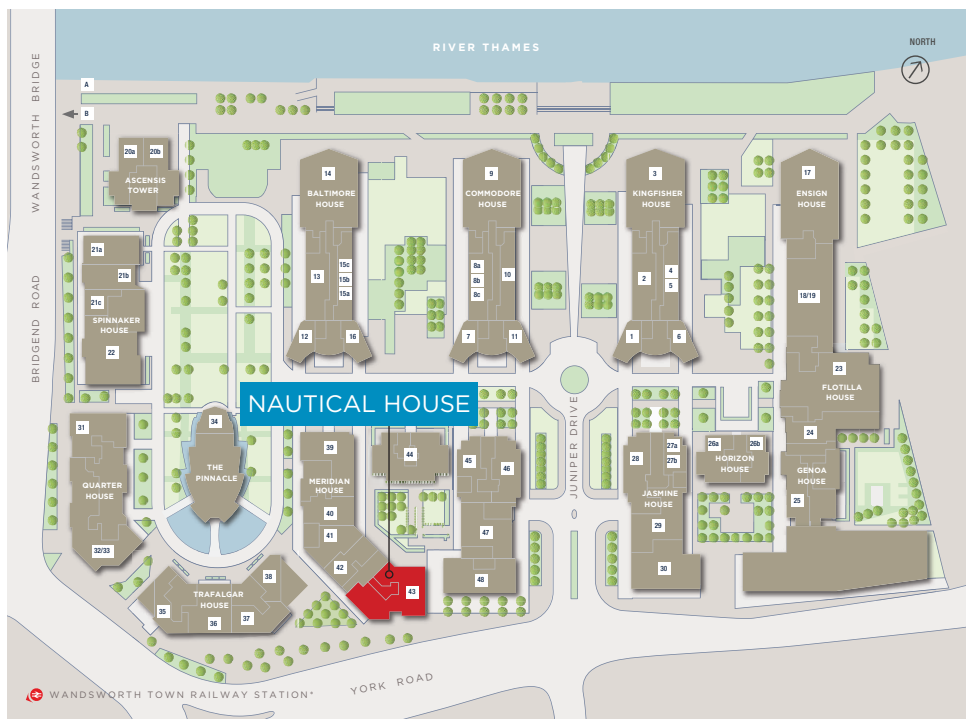
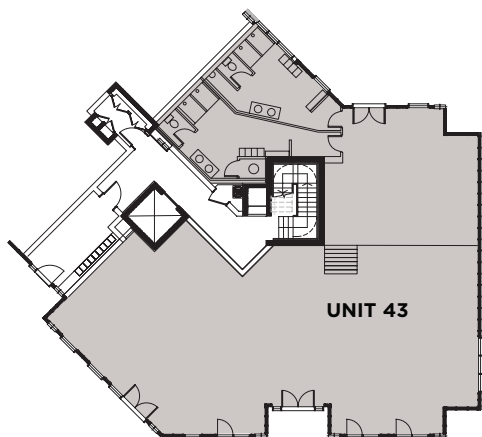
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## NAUTICAL HOUSE

UNIT 43 - 3,106 SQ FT

### SPECIFICATION

- Use classes B1 to E, subject to planning
- Raised floor
- Air conditioning
- 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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