

Sale and rental  
opportunities ■

# Battersea Reach

SW18 1TA  
From c.1,500 sq. ft.







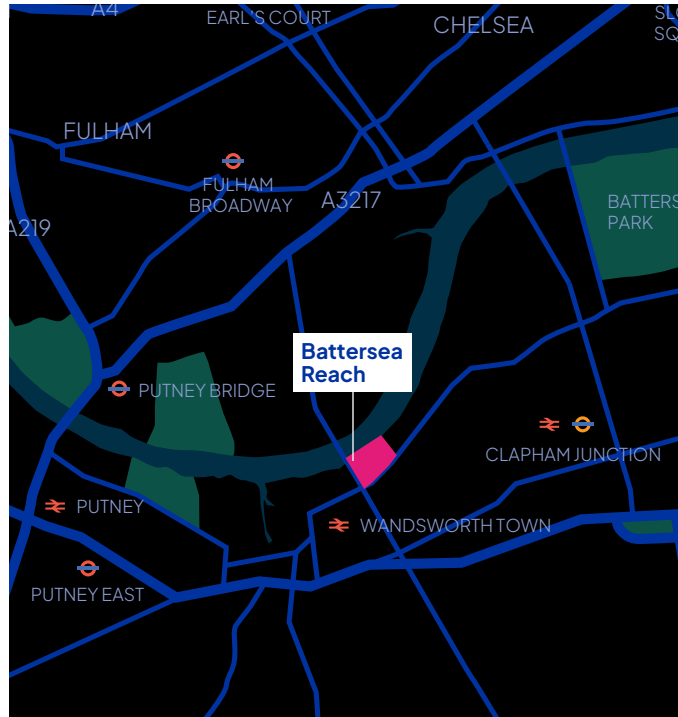
St George  
Designed for life



Houston  
Lawrence



Vibrant riverside  
community with  
over six acres of  
green space





Ideal for  
**Business**



Ideal for  
**Leisure**



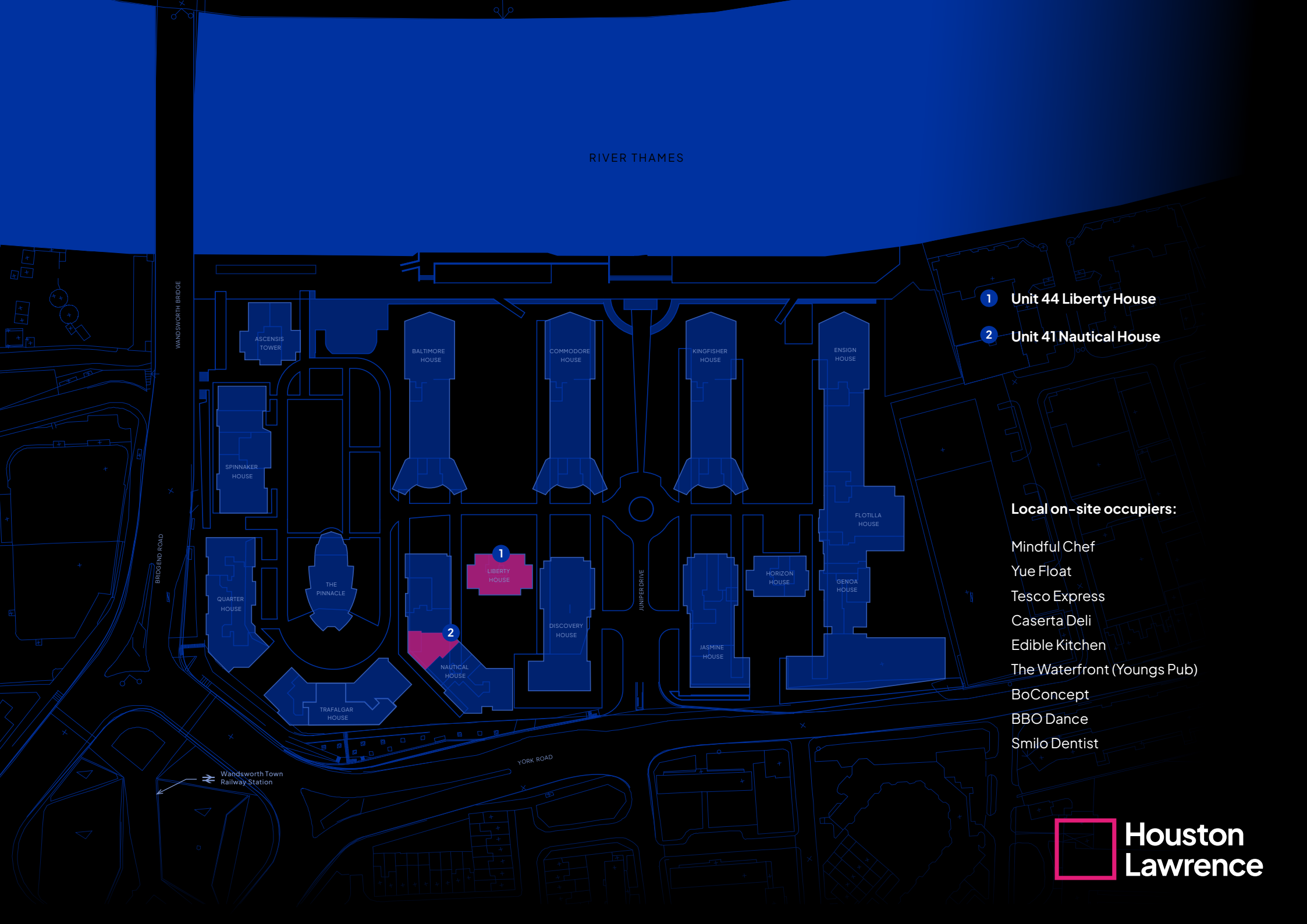
Ideal for  
**Educational**



Ideal for  
**Medical**

Ideal for  
**Office**





RIVER THAMES

WANDSWORTH BRIDGE

BRIDGEND ROAD

JUNIPER DRIVE

YORK ROAD

Wandsworth Town  
Railway Station

**1** Unit 44 Liberty House

**2** Unit 41 Nautical House

**Local on-site occupiers:**

Mindful Chef  
Yue Float  
Tesco Express  
Caserta Deli  
Edible Kitchen  
The Waterfront (Youngs Pub)  
BoConcept  
BBO Dance  
Smilo Dentist



# For sale / for rent.

**1 Unit 44 Liberty House**

**2 Unit 41 Nautical House**



Ground floor commercial units



Glazed front.



Flexible use.



Lease terms to be agreed.



999 year long leasehold.



Cycle racks.



24 hour managed estate and concierge.

COMMERCIAL  
UNITS AVAILABLE  
900 SQ FT -  
3,000 SQ FT

TO LET OR FOR SALE  
FLEXIBLE USES PERMITTED

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I  
S  
C



**Houston  
Lawrence**



# Unit 44 Liberty House <sup>1</sup>



3,186 sq. ft.  
Can be split from  
c. 1,500 – 3,186 sq. ft.



Shell and core  
condition.



Flexible use.



Rent (whole unit):  
£103,545  
per year + vat.



Rent (split options):  
from £48,750  
per year + vat.



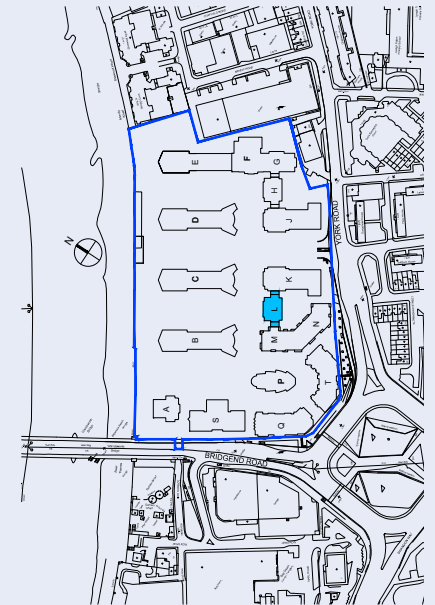
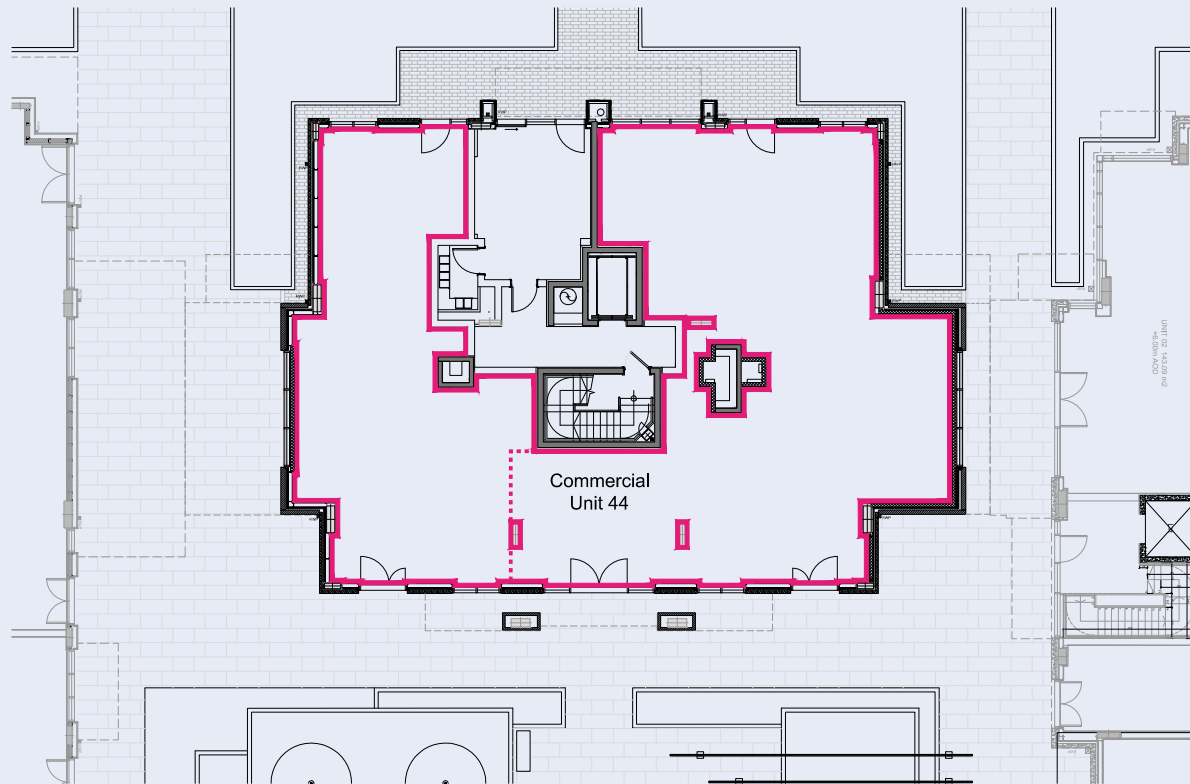
Sale price:  
£1,115,100 +vat.



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07806 853 718

# Unit 44

## Liberty House



### KEY:

-  Estate Demise
-  Property Demise
-  Potential to split from c.1,500 sq. ft.



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# Unit 41

## Nautical House <sup>2</sup>



2,280 sq. ft.



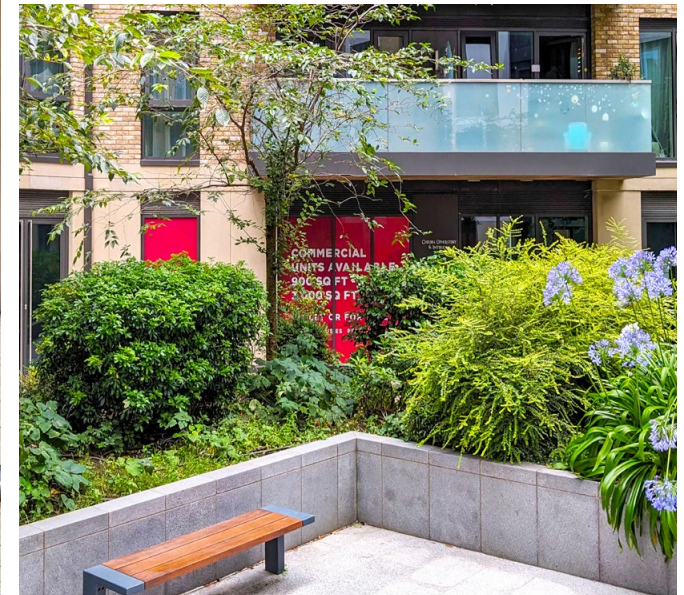
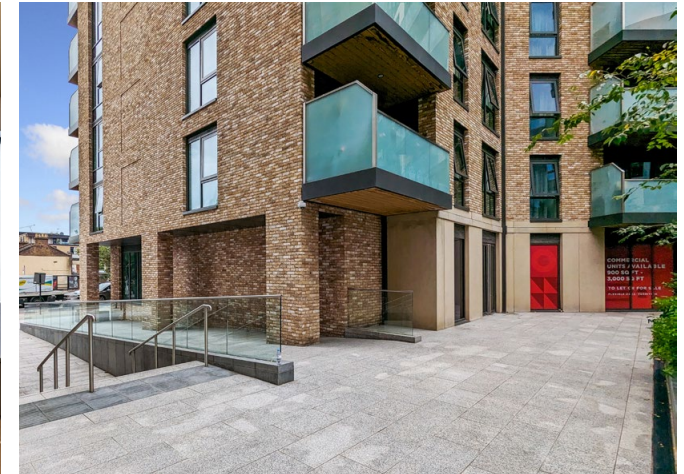
Part fitted with  
flooring and lighting.



Flexible use.



Rent: £74,100 per year + vat.  
Sale price: 798,000 + vat.



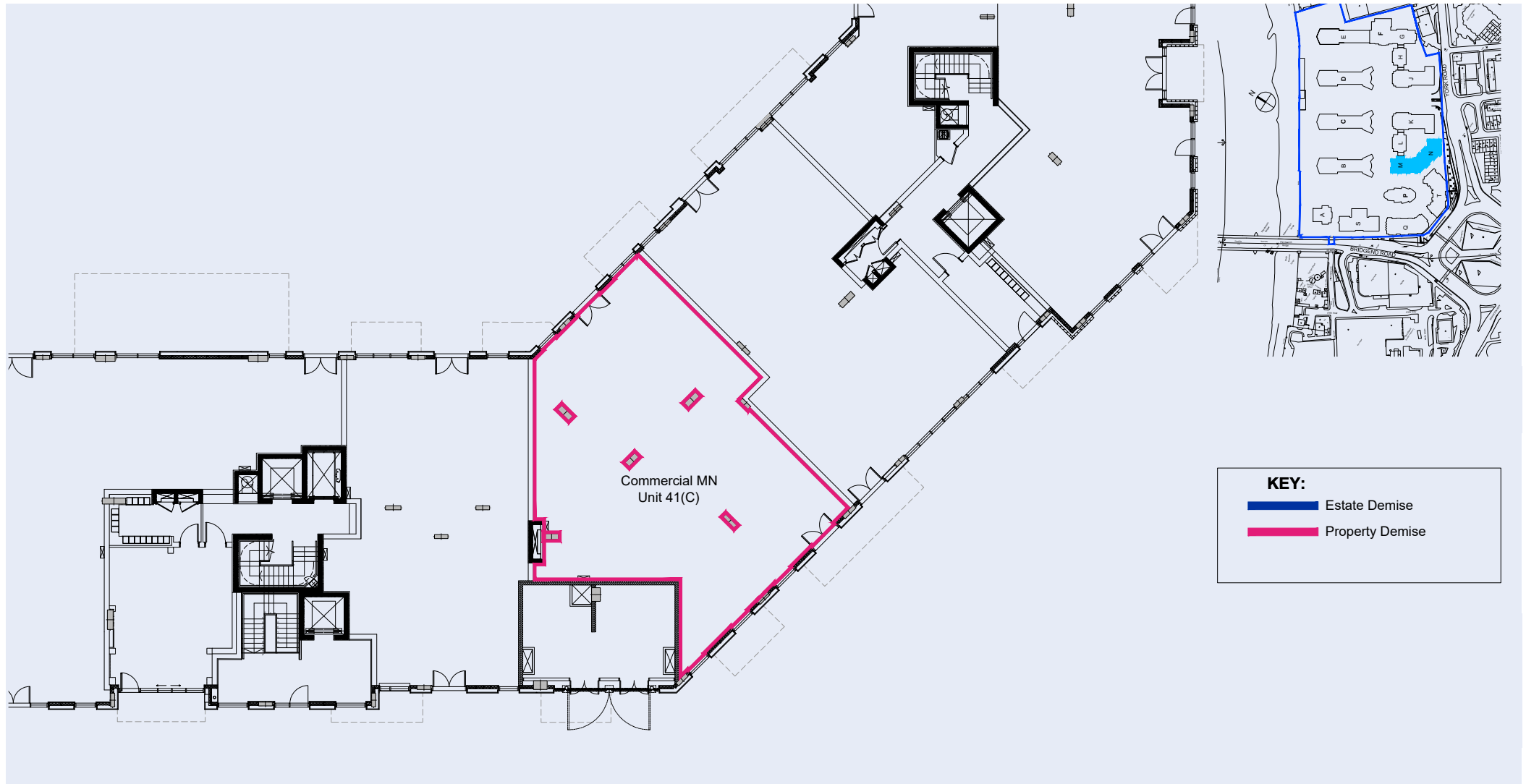
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# Unit 41

## Nautical House



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