

For sale / to let and
Investment opportunities ■

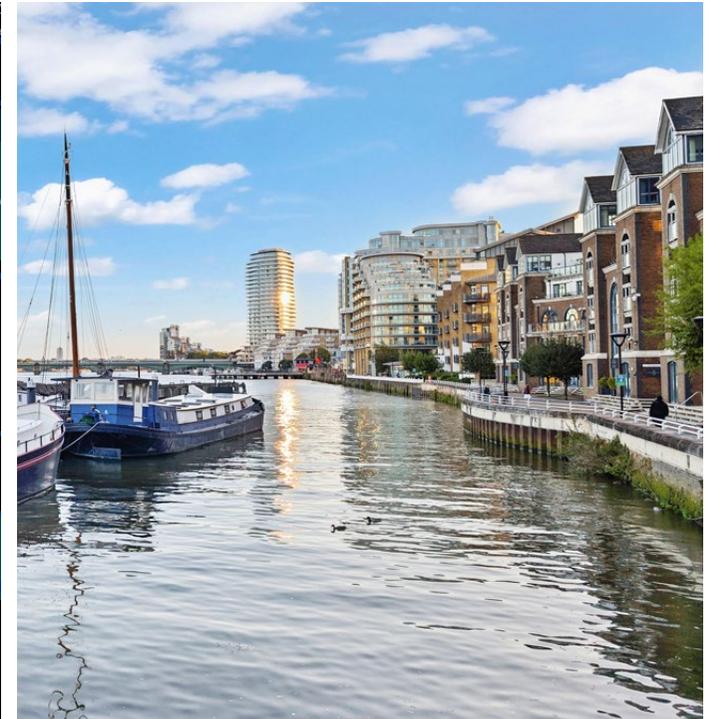
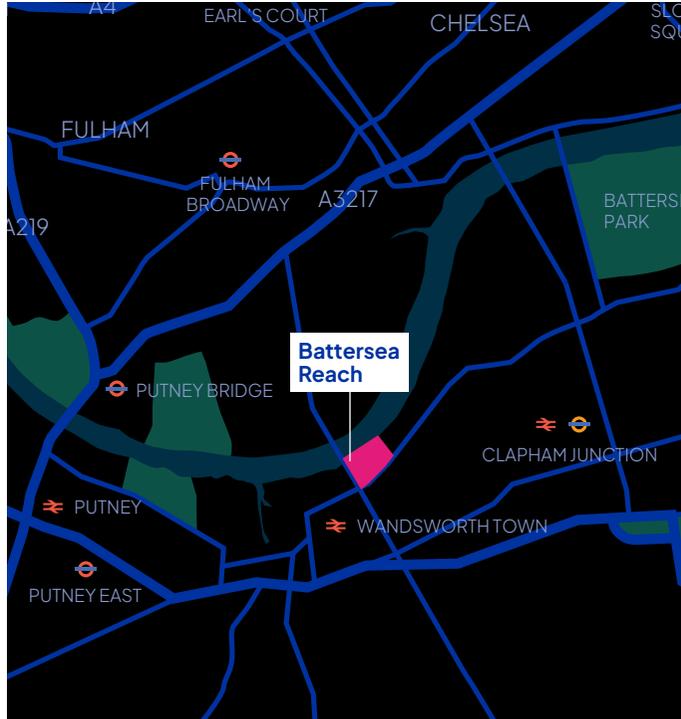
Battersea Reach

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





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

YORK ROAD

Wandsworth Town Railway Station



- 1 Unit 46 Discovery House
- 2 Unit 44 Liberty House
- 3 Unit 41 Nautical House
- 4 Units 36 - 37 Trafalgar House
- 5 Unit 43 Meridian House
- 6 Unit 34 Pinnacle 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 / to let.

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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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Unit 46 Discovery House 1



1,858 sq. ft.



Shell and core condition.



Flexible use.



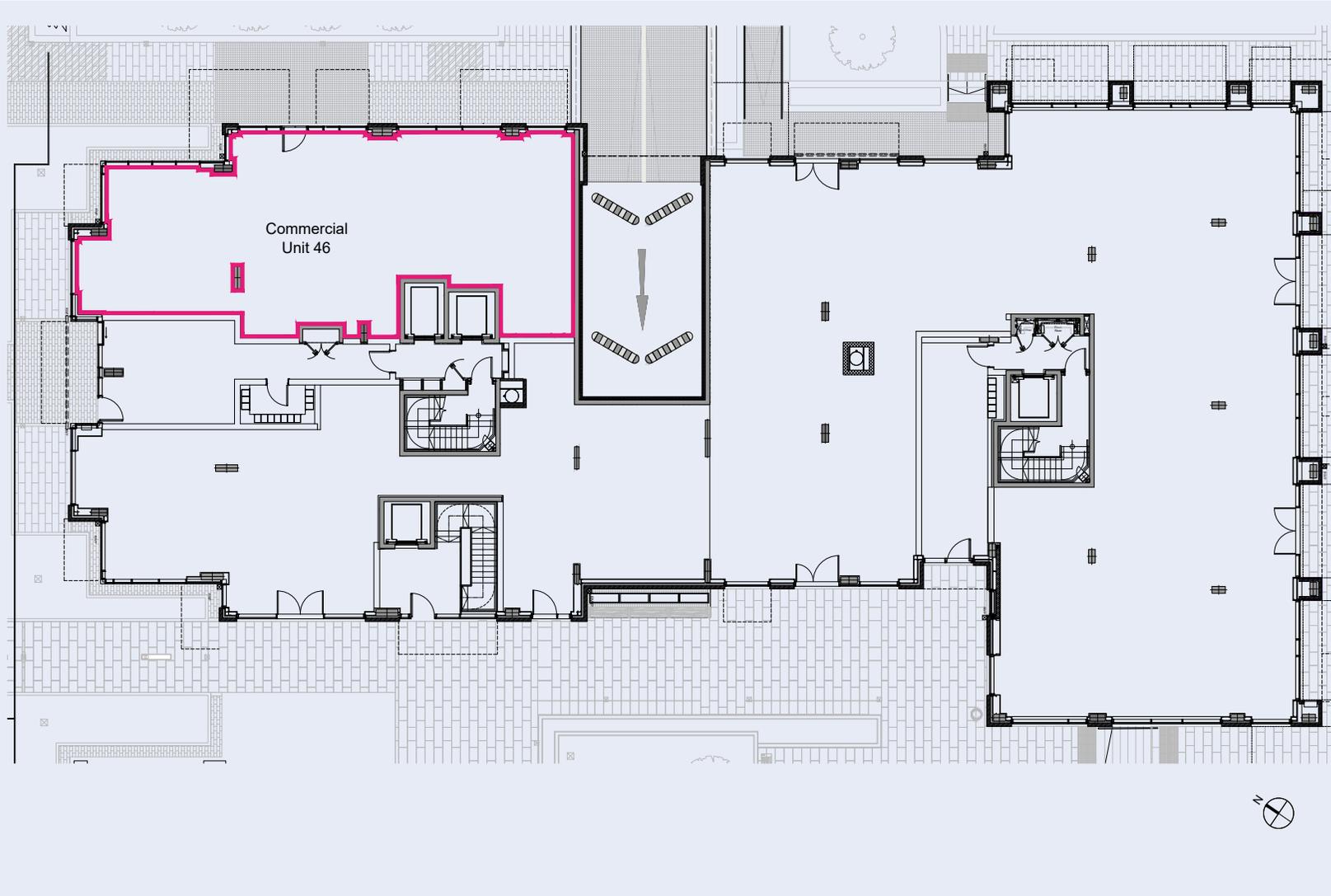
Rent: £60,385 per year +vat.
Sale price: £650,300 +vat.



Contact **George Rowling**
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Unit 46 Discovery House



02 **Location Plan**
Scale 1:5000

KEY:

- █ Estate Demise
- █ Property Demise

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Unit 44 Liberty House ²



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.



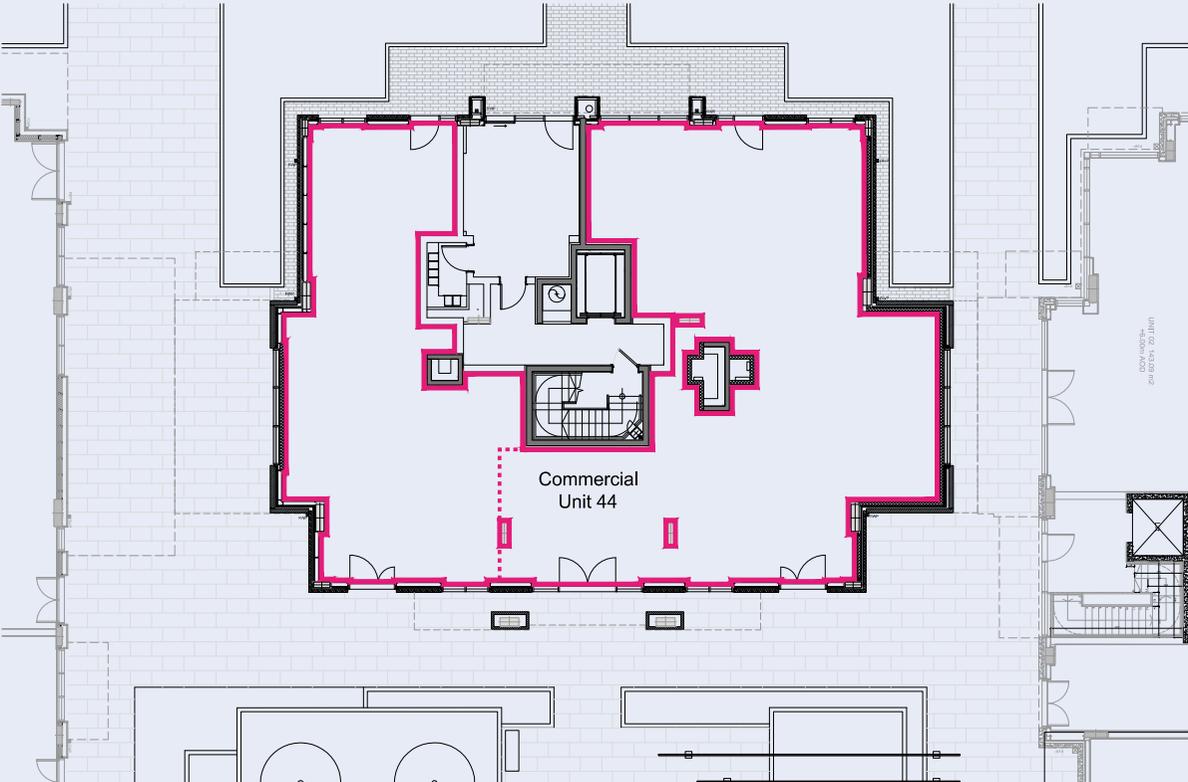
Sale price:
£1,115,100 +vat.



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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 3



2,280 sq. ft.



Part fitted with flooring and lighting.



Flexible use.



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

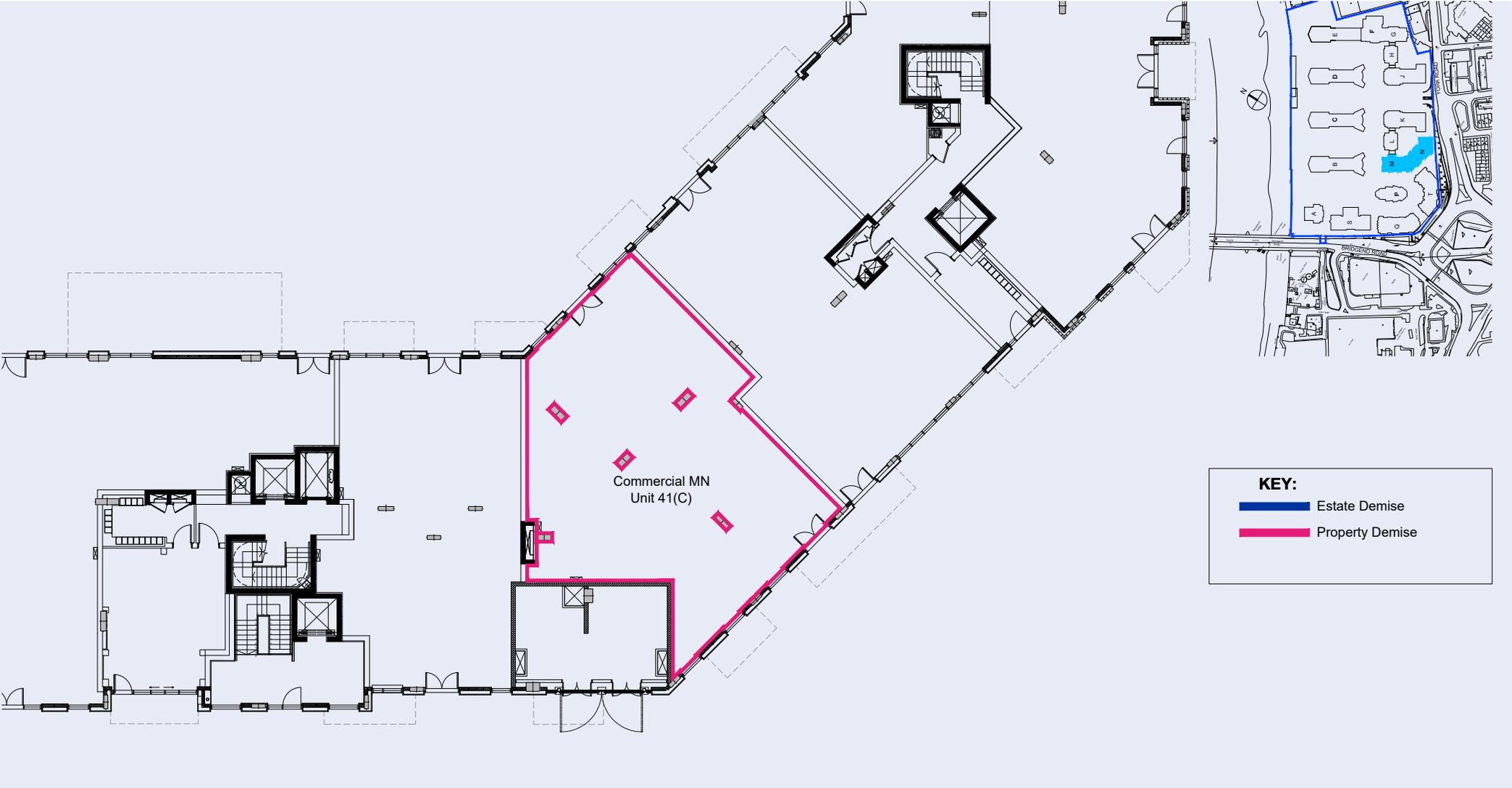


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Unit 41

Nautical House



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BATTERSEA REACH

Units 36 – 37 Trafalgar House 4

Commercial investment opportunity
Prominent location fronting York Road



999-year long leasehold.



Riverside development within walking distance of Clapham Junction and Wandsworth Town stations.



Let to Randle Sideley, a leading landscape architecture, construction and maintenance company.



Passing rent £87,000 per year exclusive. (£25.00 per sq. ft.).



Self-contained studio style office.



Ground floor of 3,451 sq. ft.



Offers in excess of £985,000



EPC B.

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Units 36 – 37 Trafalgar House

Description:

Ground floor office, fronting on to York Road and into the Battersea Reach Development, with a NIA of approximately 3,451 sq.ft. and a generous ceiling height of 4.4m.

The property is mainly open-plan with air conditioning and meeting/ conference room.

Use Class:

B1 use within the use class order. A wider use class will be applicable for the Long leasehold interest.

Price:

Offers in excess of £985,000.

An asking price of £985,000 reflects a net initial yield of 8.3%, allowing for standard purchasers costs of 6.8%.

VAT:

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

Tenure:

Balance of a 999 year Long Leasehold with a fixed ground rent of £50 per year.

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The Tenant:

Randle Siddeley was founded in 1985 by The Lord Kenilworth and relocated to Battersea Reach in September 2018 from their premises at 3 Palmerstone Court, London SW8 4AJ. Based in London, Randle Siddeley's Design Division specialises in designing landscapes and gardens for private residences and commercial developments all over the world, with projects from the most modest of city roof terraces to the grandest of palaces and hotels.

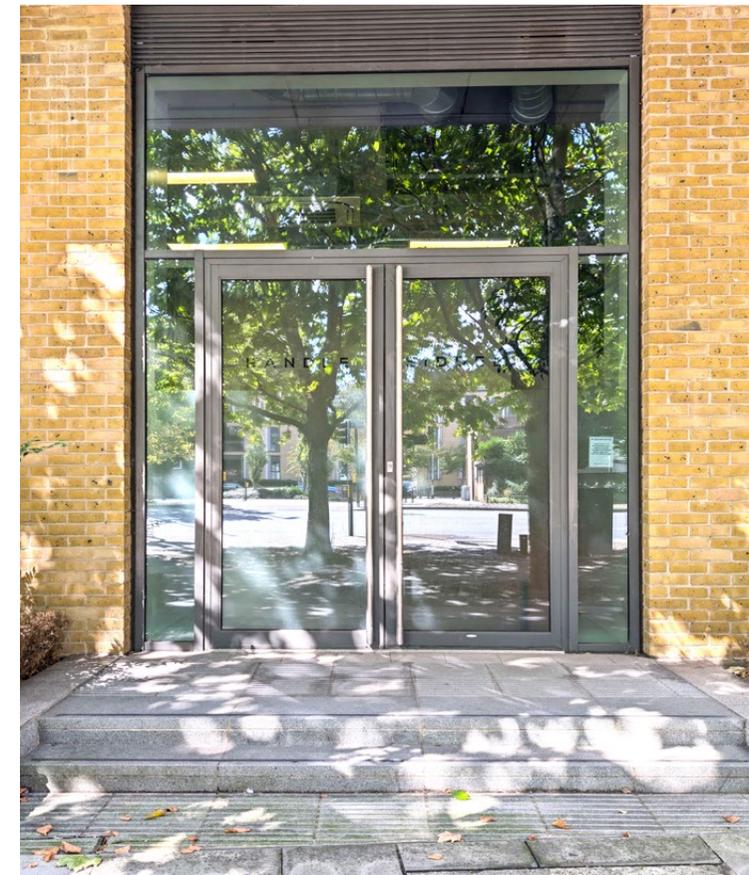
Lease:

The property is let to Randle Siddeley Limited (Co. Reg 01886586) on a new FRI lease for a period of 10 years, expiring September 2028.

Rental £87,000 per year exclusive.

AML:

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.



Unit 43 Meridian House 5

Commercial investment opportunity
Prominent location fronting York Road



999-year long leasehold.



Riverside development within walking distance of Clapham Junction and Wandsworth Town stations.



Let to Fortis Animus Ltd, trading as Shredquarters.



Passing rent £80,000 per year exclusive. (£26.00 per sq. ft.).



Prominent frontage.



Ground floor 3,106 sq. ft.



Offers in excess of £895,000.



EPC B.

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Unit 43 Meridian House

Description:

Self-contained ground floor unit extending to a total area of approximately 3,106 sq. ft.

Fronting on to York Road and into the Battersea Reach development.

Use Class:

Class E within the use class order.

Price:

Offers in excess of £895,000.

An asking price of £895,000 reflects a net initial yield of 8.37%, allowing for standard purchasers costs of 6.8%.

VAT:

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

The Tenant:

Currently let to Fortis Animus Limited, trading as Shredquarters for a term of 15 years from 08/06/2023. The passing rent is £80,000 per year, exclusive with rent reviews every 5 years of the term.

There is a tenant only break clause at the expiry of the 7th year of the term.

The lease is outside the Landlord and Tenant Act 1954 part II.

Tenure:

Balance of a 999 year Long Leasehold with a fixed ground rent of £50 per year.

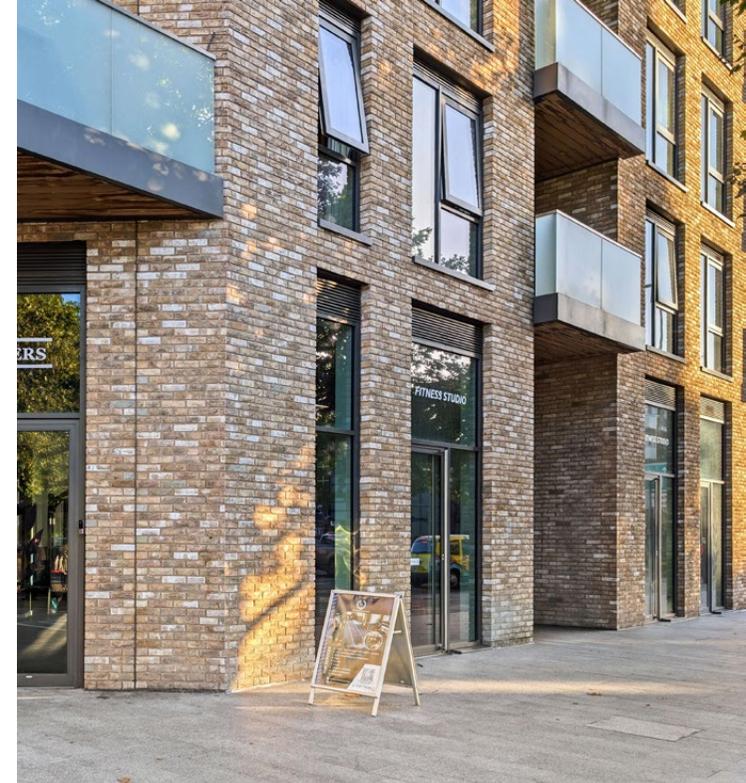
AML:

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Unit 34 Pinnacle House 6

Commercial investment opportunity
Prominent ground floor commercial unit



999-year long leasehold.



Located in heart of the vibrant mixed-use scheme.



Currently let to Caserta Deli for five years from 29th March 2023.



Passing rent £25,000 per year exclusive. (£25.00 per sq. ft.)



Self-contained prominent ground floor commercial unit.



Ground floor of 998 sq. ft.



Offers in excess of £295,000.



EPC B.

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Unit 34 Pinnacle House

Description:

Self-contained ground floor unit extending to a total area of approximately 998 sq. ft.

Prominent location within the heart of mixed-use scheme.

Use Class:

Class E within the use class order.

Price:

Offers in excess of £295,000.

An asking price of £295,000 reflects a net initial yield of 8.3%, allowing for standard purchasers costs of 6.8%.

VAT:

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

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The Tenant:

Currently let to Caserta Deli on a 5 year lease from March 2023 with a rent of £25,000 per year.

Tenure:

Balance of a 999 year Long Leasehold with a fixed ground rent of £50per year.

AML:

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.





Houston
Lawrence

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