

TO LET



Modern Grade A industrial / warehouse units

3,388 – 13,805 sq ft

batterseabusinesspark.co.uk



Westminster

Big Ben

The City

Canary Wharf

Sainsbury's

Covent Garden Market

Nine Elms

Vauxhall Market

Nine Elms Market

Battersea Power Station

Battersea
Business Park SW8 4UG



Prime zone 1 location



20 minute drive to all Zone 1 locations and a 30 minute drive to all Zone 2 locations



Easy access to Central London via the Northern line underground station



10 minute walk to Battersea Power Station



Excellent connectivity via Stewarts Road & Wandsworth Road

Battersea
Business Park SW8 4UG




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Overground station walk times

	Wandsworth Road (Z2 - Overground)	10 mins
	Battersea Park (Z2 - Overground)	14 mins
	Queenstown Road (Z2 - Overground)	49mins

Tube station walk times

	Battersea Power Station (Z1 - Northern Line)	11 mins
	Nine Elms (Z1 - Northern Line)	19 mins
	Stockwell (Z1 - Victoria Line)	21 mins



5.71 m households accessed within a 60 minute drive time



245,687 actively seeking employment within a 60 minute drive time



30% of the UK's population accessed within a 90 minute drive time

Local occupiers include:



Description

The units are of steel frame construction with profiled metal cladding to the elevations and roofs, benefitting from Grade A office accommodation. The specification enables the installation of mezzanine floors, retaining ample working eaves heights.



Clear internal height of 8m



Electric roller shutter loading doors



Ability to install mezzanine structure



Three Phase power



Fully fitted first floor offices



Allocated car parking



Solar PV panels on the roof

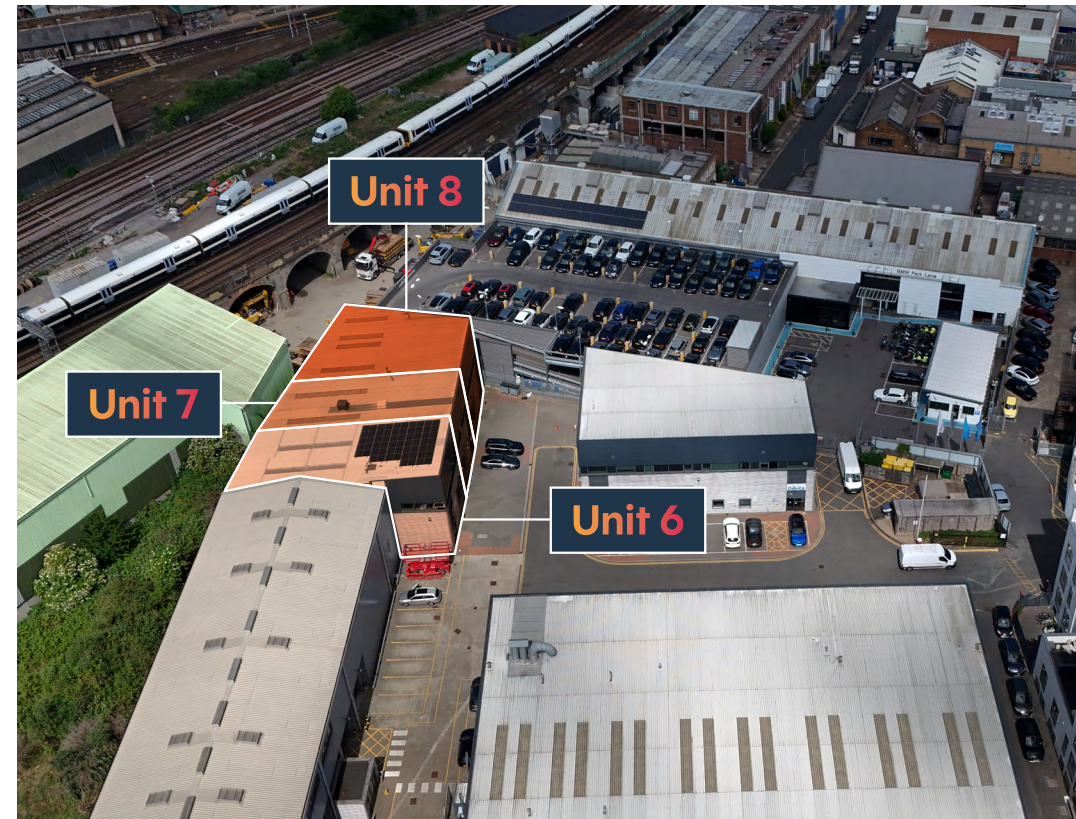


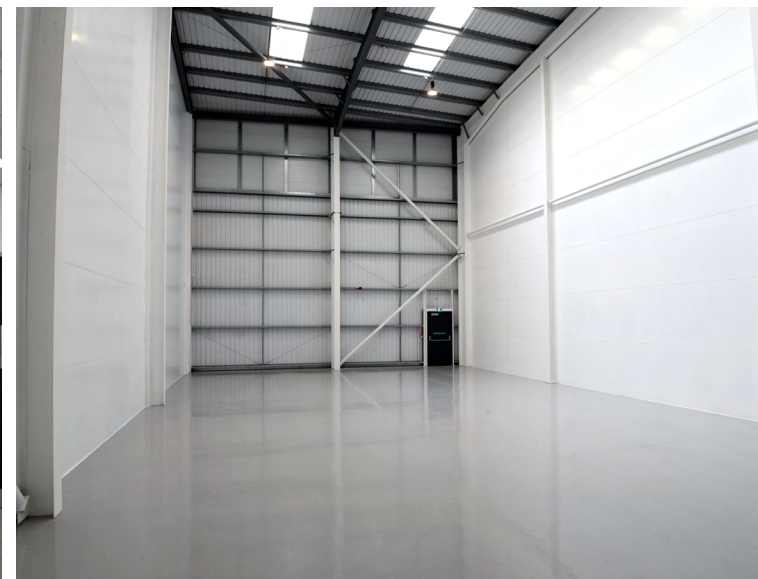
Warehouse lighting

Availability

Unit	Availability	Warehouse & Ground Floor (sq ft)	Landlord Mezzanine (sq ft)	First/Second Floor Offices (sq ft)	Total (GEA) sq ft
6	TO LET	2,917		830*	3,747
7	COMING SOON	2,593		795*	3,388
8	COMING SOON	2,891	1,330	2,449	6,670
COMBINED TOTAL					13,805

* First floor offices only.







Further Information

Terms

The units are available on new internal repairing & insuring leases on terms to be agreed.

Due Diligence

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

Legal Costs

Each party to bear their own legal costs.

EPC

Unit 6 – A:16
Unit 7 – Targeting EPC A
Unit 8 – Targeting EPC A

All Enquiries



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