Sanderson Weatherall

Unit 2 & 3 | THE BRIDGE

FOR SALE | Long Leasehold



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334 Queenstown Road | London | **SW11 4NP** |

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Summary

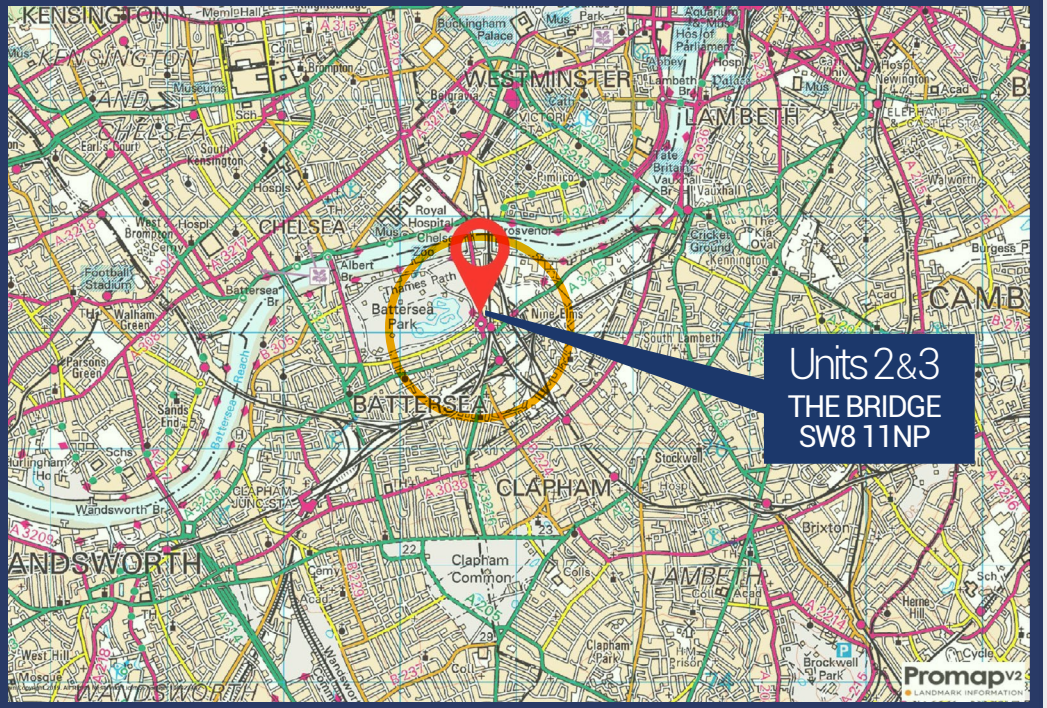
- Located in Battersea, close to the Battersea Power Station and Nine Elms regeneration project.
- Ground floor office accommodation totalling approximately 5,471 sq. ft. plus 6 car parking spaces.
- Long Leasehold (approximately 974 years unexpired).
- Included within the sale is the adjoining former management suite.
- To be sold at auction with **Acuitus** on **10 December 2026.**

acuitus
www.acuitus.co.uk



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Location



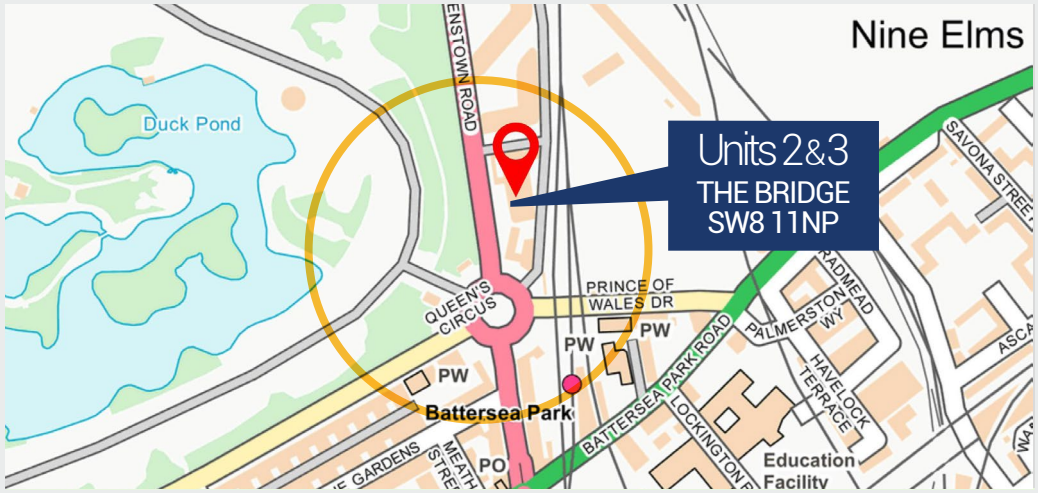
The Property occupies a prominent position on Queenstown Road (A3216) in Battersea directly opposite Battersea Park and a short distance from Battersea Power Station.

Queenstown Road links Clapham to the south and Chelsea/Victoria to the north via the Chelsea Bridge.

Transport links are excellent with Battersea Park Station(Overground and Southern Rail), Queenstown Road Station (South Western Rail) and Battersea Park Underground Station (Northern Line) in close proximity providing direct services into Central London. There are also numerous bus routes serving the surrounding area.

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Description



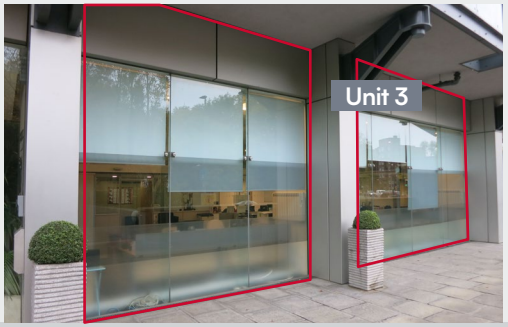
Units 2 & 3 comprise two ground floor commercial units accessed from either side of a shared entrance on Queenstown Road.

Both units provide open plan and compartmentalised accommodation arranged over ground and part mezzanine level.

The former Management Suite comprises a ground floor commercial unit formally occupied by the previous block managing agent. We understand the unit formed a part of Unit 2 and there is the opportunity of combining both units back into a single unit.

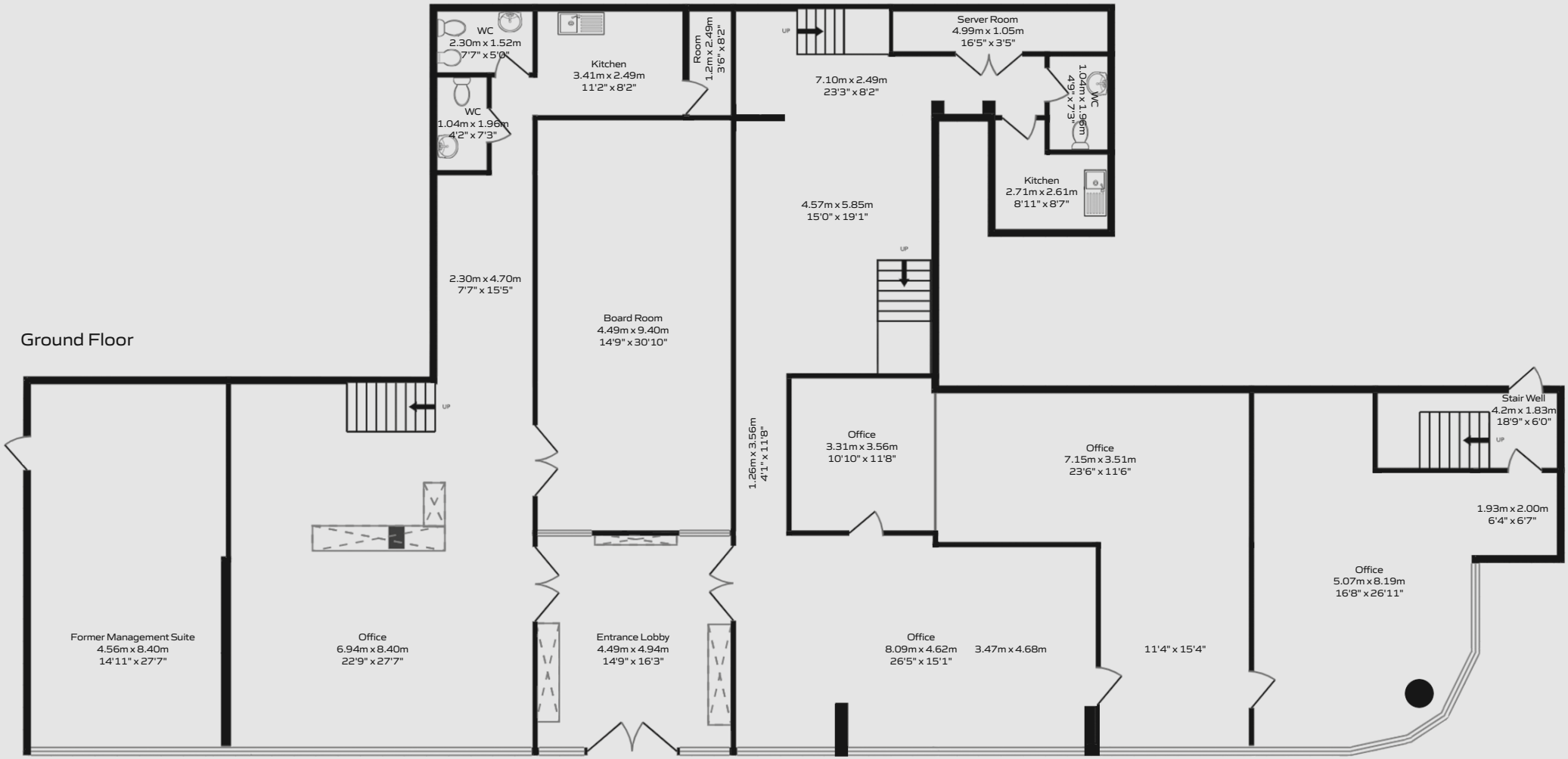
Externally, the property benefits from 6 car parking spaces.





Units 2 and 3 The Bridge, 334 Queenstown Road, London SW8 4NP

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiecny can be given. Made with Metropic © 2025



Unit 2

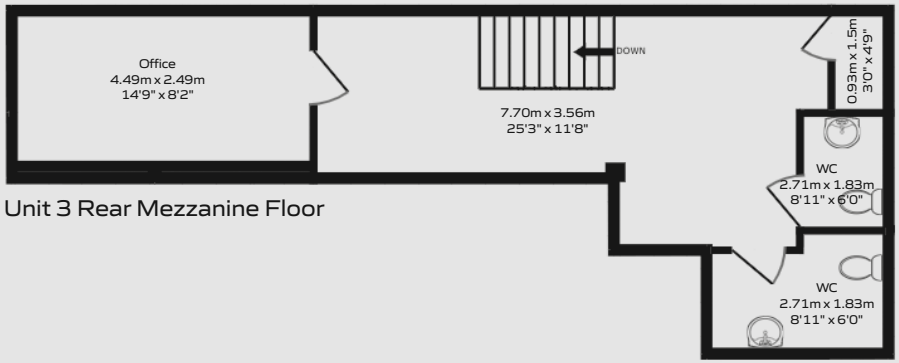

Unit 2


Former Management Suite

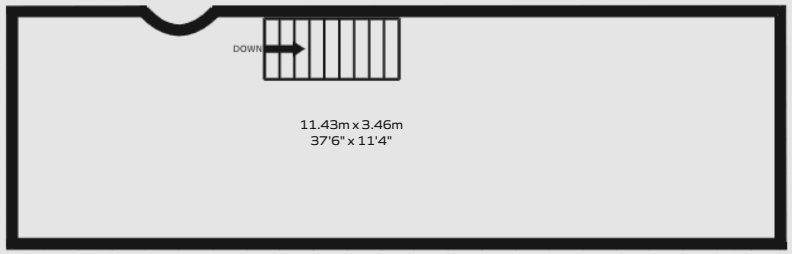

Unit 3

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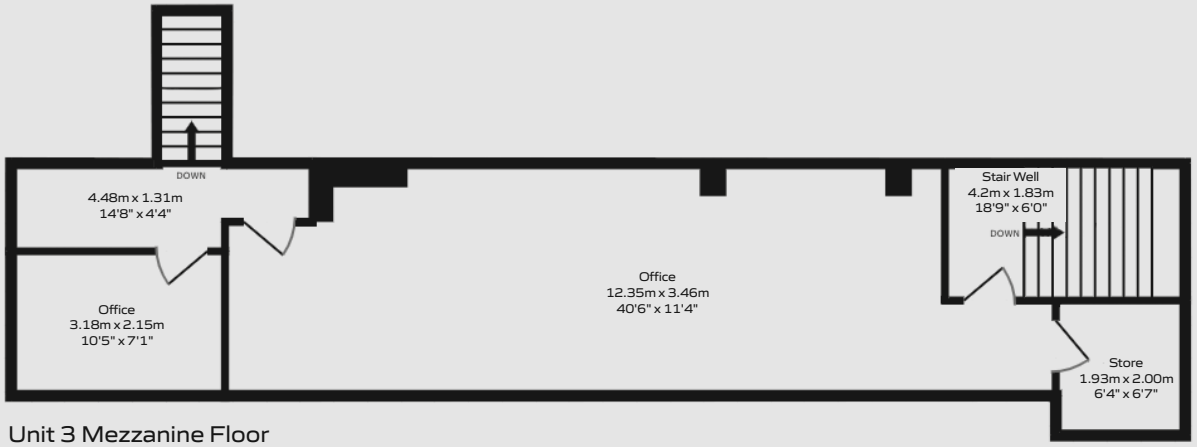
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Unit 3 Rear Mezzanine Floor



Unit 2 Mezzanine Floor



Unit 3 Mezzanine Floor

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Accommodation

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We understand the property provides the following floor areas:

Unit	Sq m	Sq ft
Former Management Suite	38.29	412
Unit 2		
Ground Floor	128.54	1,383.6
Mezzanine	39.32	423.2
Total	167.86	1,807
Unit 3		
Ground Floor	198.86	2,140.5
Mezzanine	103.24	1,111.2
Total	302.10	3,252
Total	**508.25**	**5,471**

EPC

Awaiting EPC's.

Planning

For all planning related enquiries please contact the **London Borough of Wandsworth.** In respect of Units 2 & 3 we note a successful application was granted in May 2003 in respect of a Change of Use to Class A1 however we understand this was not implemented.

VAT

We have been advised the property is elected for VAT.

Tenure

The Property is held **long leasehold** for a term of 999 years from and including 24 June 2000 at a peppercorn rent.

The Property will be sold with **Vacant Possession.**

Proposal

To be sold at auction with **Acuitus** on **10 December 2026.** The guide price is **£700,000.** Further details can be found here: https://www.acuitus.co.uk/approval/?crmid=a863ec4c-d6aa-11f1-97f0-005056a04554

Contacts

Sanderson Weatherall

Sanderson Weatherall LLP
4th floor
87-88 Bartholomew Close
London, EC1A 7BL
Office: 0207 851 2100

Viewings-Strictly by prior appointment with:

Alexander Blanning
07593 819 929
alexander.blanning@sw.co.uk

Michael Vaughan
07518 902 315
michael.vaughan@sw.co.uk

Peter Loveday
07511 050 457
peter.loveday@sw.co.uk

Alexander Auterac
Associate Director
T: +44 (0)20 7034 4859
M: +44 (0)77 1313 5034
E: alexander.auterac@acuitus.co.uk

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Real Estate Auctioneering & Investment

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