

2a St. George's Wharf, Nine Elms, SW8 2LE

TO LET / FOR SALE

Class E Retail / Leisure

2,740 sq ft / 254.6 sq m

**£60,000 per annum / Offers in the
region of £800,000**

A ground floor, self-contained commercial unit available for sale or to let, with benefit of secure gated parking.



- Virtual Freehold, 999 years from 1999 (973 remaining)
- Occupying ground floor, with dual aspect frontages
- B1 office use, alternate uses considered, subject to planning
- Benefit demised, secure gated parking
- 2,740 sqft with partitions in situ
- Proximity to Vauxhall underground, overground and bus stations

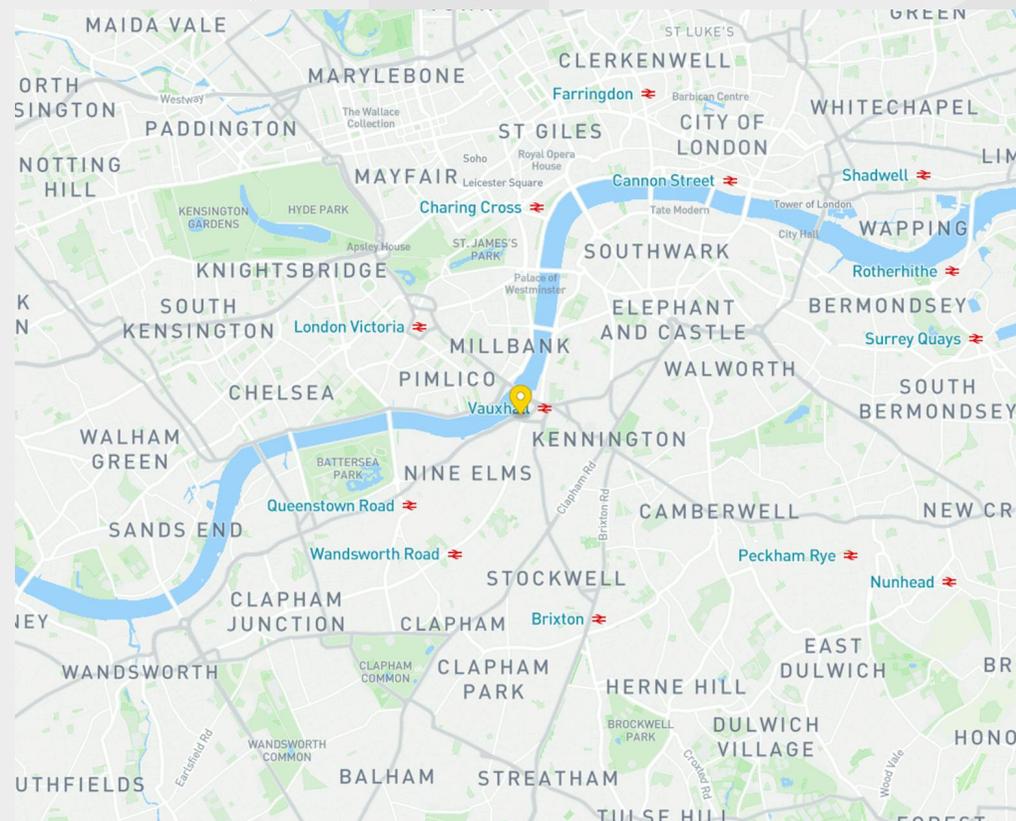


Description

A ground-floor commercial unit at St George Wharf, a landmark mixed-use riverside development in Vauxhall. The space is offered as seen with power cabling and WC provision, and benefits from good ceiling height and glazed frontage. The unit delivers flexible accommodation suitable for a variety of uses and sits within a well-established urban destination undergoing continued regeneration.

Location

The property is situated on the southern bank of the River Thames at St George Wharf, a vibrant riverside address with residential, retail and leisure uses. It is exceptionally well connected, with Nine Elms Underground station (Northern line) a short walk away and Vauxhall station providing Victoria line, National Rail and extensive bus connections into Central London and beyond. The area benefits from immediate access to local amenities including cafés, restaurants, convenience retail, and river transport, with the wider Nine Elms and Battersea regeneration hub nearby.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	2,740	254.55	£60,000 /annum	£800,000	£13.57	£3.46	Available

Tenure

New Lease / Virtual freehold

EPC

C (60)

VAT

Applicable

Configuration

Fitted

Contacts

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Further Information

[View on Website](#)

[Floor Plans](#)

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