

**To Let**  
3,229 to 5,082 sq ft

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**10-12 New Union Square,  
London, SW11 7AX**

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Superb Class E space close to both  
American Embassy and Battersea  
Powerstation within Embassy  
Gardens Development.

- Self-contained
- Excellent Floor to Ceiling Height
- Corner Building
- Newly refurbished with Kitchen

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020 7183 8458  
victorharris.co.uk





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SW11 7AX**

### Summary

- Rent: £177,906 - £280,000 per annum
- VAT: Applicable
- EPC: B
- Lease: New Lease

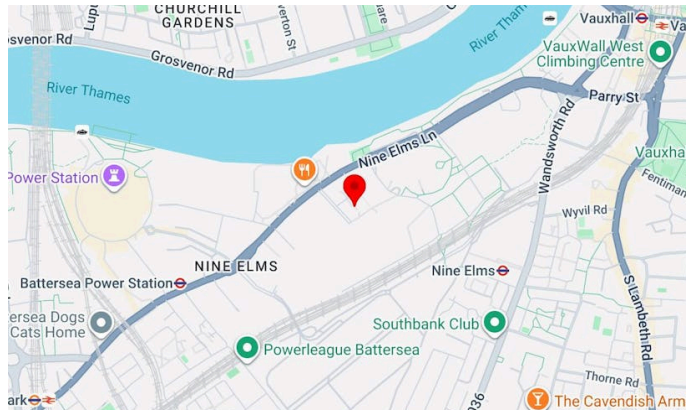
### Further information

- [View details on our website](#)

### Contact & Viewings



Lloyd Harris  
020 7183 8458 | 07753767727  
lloyd@victorharris.co.uk



### Description

The space has a ground floor and first floor, totalling 500 sqm / 5,382 sq ft which can be split to provide 3,229 sq ft. The premises ideal for businesses wanting to be located close to Battersea Power station and American Embassy. Viewings are highly recommended.

### Location

Close by the Battersea Power Station.  
9 minutes walk from Battersea Power Station.  
13 minutes walk from Battersea Park.

### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Part floor	3,229	299.98	Available
Ground	5,082	472.13	Available
<b>Total</b>	<b>8,311</b>	<b>772.11</b>	

