

TO LET
PROMINENT
RETAIL UNIT



 **168-170, Battersea Park Road, London SW11 4ND**

Price from **£22,000**
Per Annum



Property Type

COMMERCIAL PROPERTY



Size

2,081 FT²



Tenure

FREEHOLD



Borough

WANDSWORTH



Planning Granted

NO



Existing Use

CLASS E

Tenanted



NO

Local Train Stations



Battersea Park (0.6 miles)
Queenstown Road (0.6 miles)
Cadogan Pier (0.7 miles)

Local Amenities



Battersea Park (0.3 miles)
Power Station (0.7 miles)
Northcote Road Market (1 mile)

VAT Applicable



YES

Rateable Value

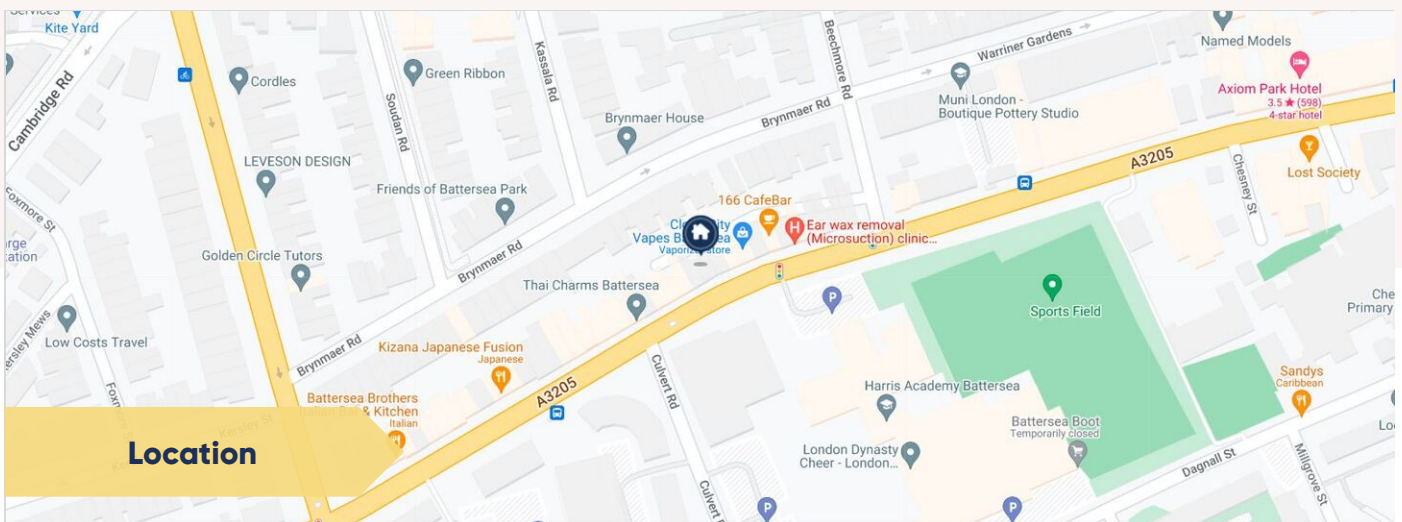


£24,750

EPC



E



Location



Additional Information

Location

Situated on Battersea Park Road, this Class E unit benefits from high visibility and strong foot traffic. The area is well-connected, with Battersea Park Station (0.3 miles) and Queenstown Road Station (0.5 miles) providing direct links to London Victoria and Waterloo. Clapham Junction Station (0.9 miles) offers further connections across London and beyond. Several bus routes serve the area, ensuring excellent accessibility.

Accommodation

The property is available as a single unit with a double frontage or can be split into two.

- Unit 168 Battersea Park Road measures: 50 sqm (542 sq ft). With WC – available at £22,000 per annum.
- Unit 170 Battersea Park Road: 41 sqm (443 sqft) + basement 102 sqm (1,096 sqft). With WC and kitchen – available at £33,000 per annum.
- Option to combine both units into one: 193 sqm (2,081 sq ft) - available at £55,000 per annum.
- Rent (exclusive of VAT & outgoings).

Under Use Class E, the space is suitable for a variety of uses, including retail, workshop, studios, health clinic, health centre, office, café, professional and financial services.

Lease Terms & Rent

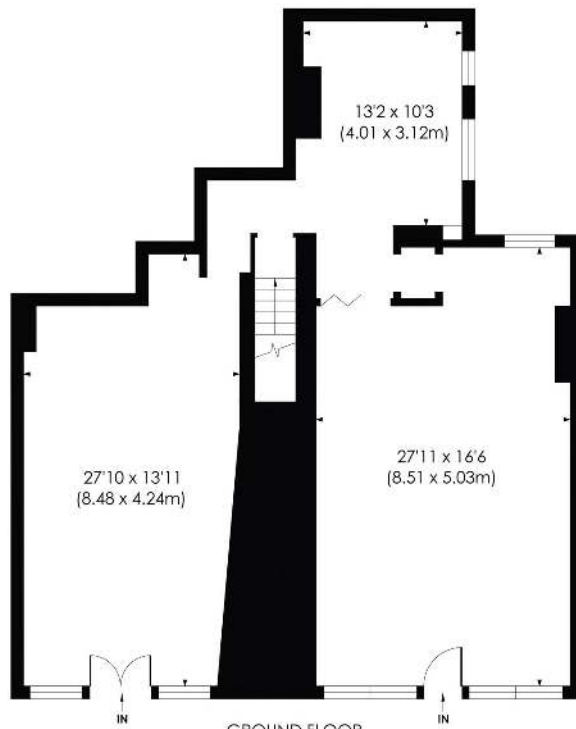
- Available on new lease terms.

FLOORPLAN

BATTERSEA PARK ROAD, SW11

Approx. Gross Internal Floor Area

2081 Sq. ft/193.37 Sq. m



GROUND FLOOR

985 Sq. ft/91.53 Sq. m



BASEMENT

1096 Sq. ft/101.84 Sq. m

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