

**For sale/to let**

# Vibrant riverside development

Battersea Reach, Battersea SW18 1TX



1,858–3,186  
sq.ft.



Office/  
Class E use



Battersea  
Reach  
SW18



Rent from  
£60,385 per  
annum



Sale from  
£743,200



Wandsworth  
Town



Private  
parking  
available



On-site  
racks



Shredquarters  
gym on-site



Caserta Deli  
on-site

Get in touch   

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 **Houston  
Lawrence**

# Riverside commercial units for sale/to let

Battersea Reach is an excellent place to work, with ample green space on-site and nearby, and numerous restaurants, bars, and pubs for lunch or after-work entertainment. Whatever your business, Battersea Reach has plenty to offer, from location, ease of access and footfall, making it an ideal new workspace.



## Highlights

- Prime riverside location in Battersea
- Excellent transport connections
- 15-minute train journey to London Waterloo
- Ground floor commercial units
- Shell and core condition
- Class E use
- Vibrant residential and commercial riverside development
- Nearby occupiers include: Mindful Chef, Chelsea Upholstery, Randle Siddeley, Edible Kitchen, Tesco Express, Gourmet Libanais, Yue Float, ShredQuarters Gym/Fitness centre and Caserta Deli

## Key information

Premises	Area (sq.ft.)	Sale price	Annual rent
46 Discovery House	1,858	£743,200	£60,385
44 Liberty House	3,186	£1,274,400	£103,545
41 Nautical House	2,280	£912,000	£74,100

**Tenure:** 999-year-long leasehold or occupation leases to be agreed

**Rates payable:** Estimated at £12.50 per sq.ft.

**VAT:** Applicable

**EPC:** Coming soon

**Service charge:** £2.50 per sq.ft.

**Legal costs:** Each party responsible for their own legal costs

## Battersea Reach London SW18 1TX

For all enquiries please contact:

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