

 Houston
Lawrence

Battersea Reach

Commercial
investment
for sale

3,451 sq. ft.
Ground floor

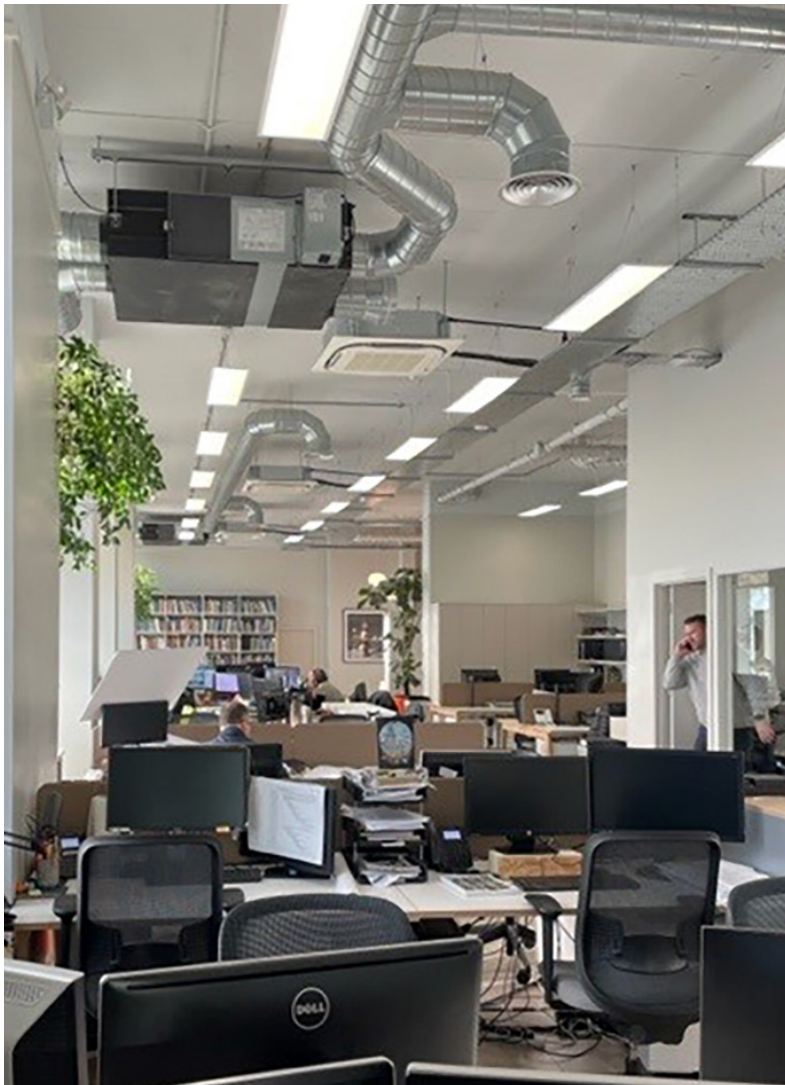
Battersea Reach

SW18

www.houstonlawrence.co.uk



For sale



Battersea Reach SW18

Commercial investment opportunity
Prominent location fronting York Road



999-year long leasehold.



Riverside development within walking distance of Clapham Junction and Wandsworth Town stations.



Let to Randle Siddeley, a leading landscape architecture, construction and maintenance company.



Current income £80,000 pax (£23.00/sq. ft.) rising to £87,000 pax (£25.00/sq. ft.).



Self-contained studio style office.



Highly reversionary with an ERV of £112,000 pax.



Capital value £290/sq. ft. on the NIA.



Ground floor of 3,451 sq. ft. NIA.



Offers in excess of £1,000,000.



EPC B.

Get in touch

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Battersea Reach

Block T 36–37, London SW18 1TA

Location:

Battersea Reach is located near major road links via A3, South Circular (A205) and A24. The scheme is five minutes walk from Wandsworth Town Railway Station and is a short distance from London Heliport. Excellent connections via Wandsworth Town station giving quick access to Waterloo and Central London.

Battersea Reach is home to several other exciting and high-profile tenants, including Mindful Chef, Chelsea Upholstery, Farr Vintners and BoConcept.

Description:

Ground floor office, fronting on to York Road and into the Battersea Reach Development, with a NIA of approximately 3,451 sq.ft. and a generous ceiling height of 4.4m.

The property is mainly open-plan with air conditioning and meeting/ conference room.

Use Class:

B1 use within the use class order. A wider use class will be applicable for the Long leasehold interest.

Price:

Offers in excess of £1,000,000.
Reflecting a yield of 8.15%.

VAT:

The property is elected for VAT. However, it is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC).

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The Tenant:

Randle Siddeley was founded in 1985 by The Lord Kenilworth and relocated to Battersea Reach in September 2018 from their premises at 3 Palmerstone Court, London SW8 4AJ. Based in London, Randle Siddeley's Design Division specialises in designing landscapes and gardens for private residences and commercial developments all over the world, with projects from the most modest of city roof terraces to the grandest of palaces and hotels.

Lease:

The property is let to Randle Siddeley Limited (Co. Reg 01886586) on a new FRI lease for a period of 10 years, expiring September 2028. The lease has been varied by a deed of variation dated, to remove the break clause and rent reviews. The rent until 10th September 2023 will be £80,000 per annum exclusive. From the 10th September 2023 until expiry of the lease the rent will be £87,000 per annum exclusive.

Deposit:

A rent deposit of £51,765 (4 months' rent + VAT) is held by the Landlord until the expiry of the second year of the term.

Tenure:

Balance of a 999 year Long Leasehold with a fixed ground rent of £50pa.

Legal costs:

Each party to be responsible for their own legal costs.

AML:

In accordance with Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor on the source of the funds used to complete the transaction.

Contact:

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Offices:

Wandsworth

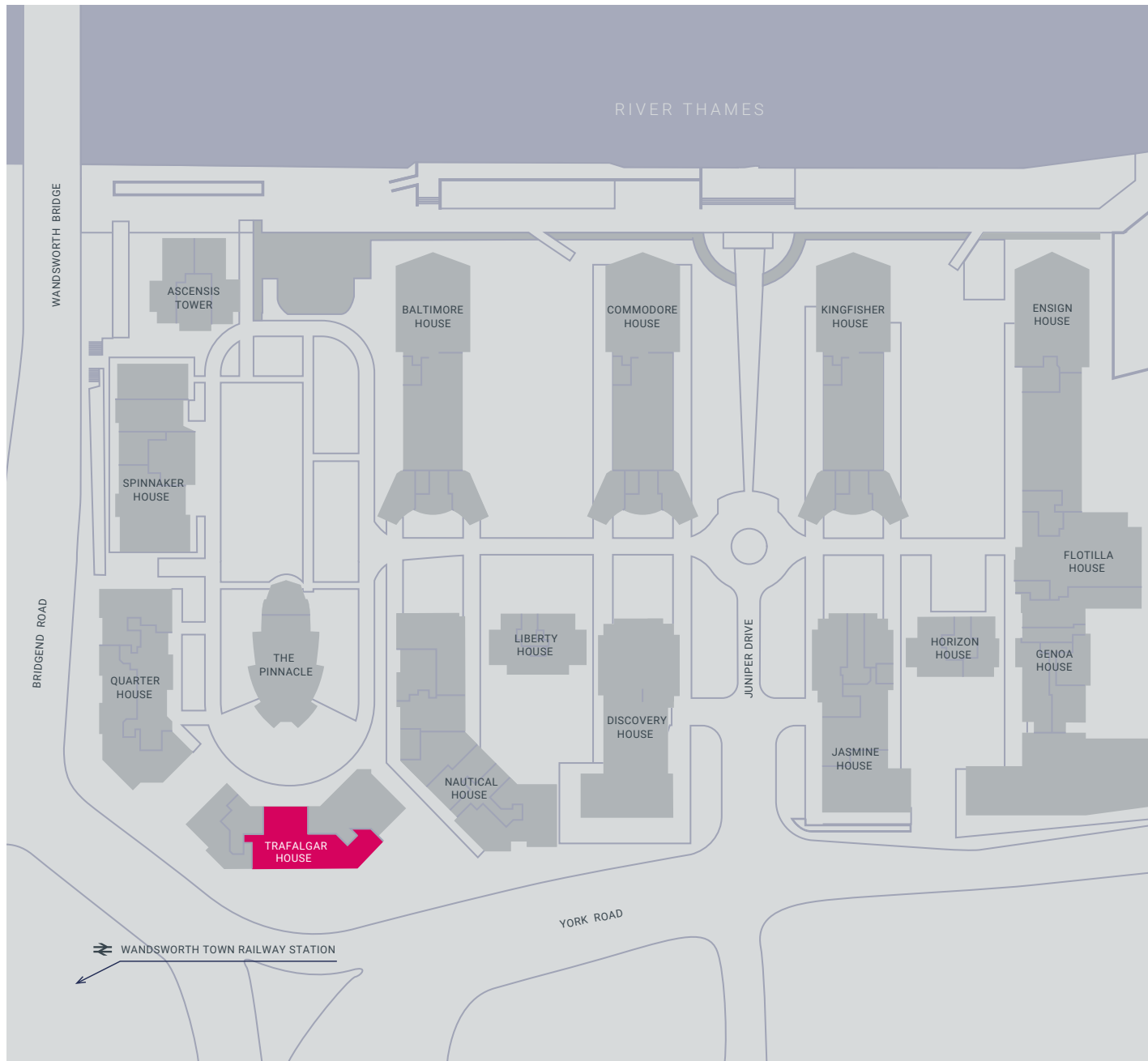
0207 924 4476
10 Enterprise Way
SW18 1FZ

Wimbledon

0208 947 5050
11 Alexandra Road
SW19 7JZ

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Investment Sale



Trafalgar house
Battersea Reach
Block T 36-37

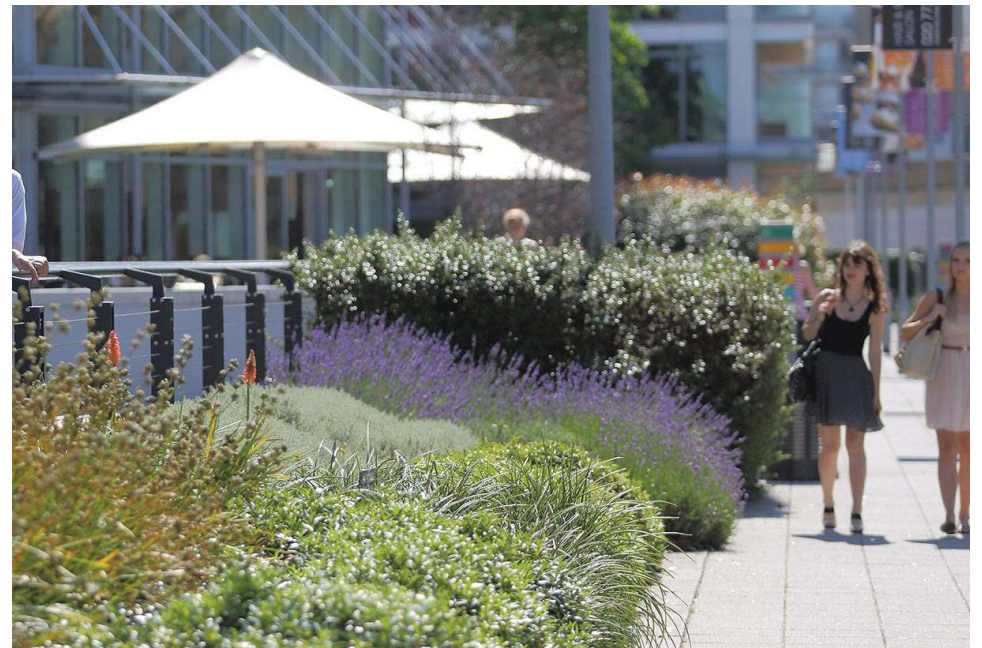
Local on-site occupiers:

Mindful Chef
Yue Float
Tesco Express
Edible Kitchen
Cake Boy
The Waterfront (Youngs Pub)
BoConcept
Far Vintners
BBO Dance

On-site amenities:

Gym
Gastropub
Tesco Express
Gourmet Libanais
Edible Kitchen and Café

Investment
Sale



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