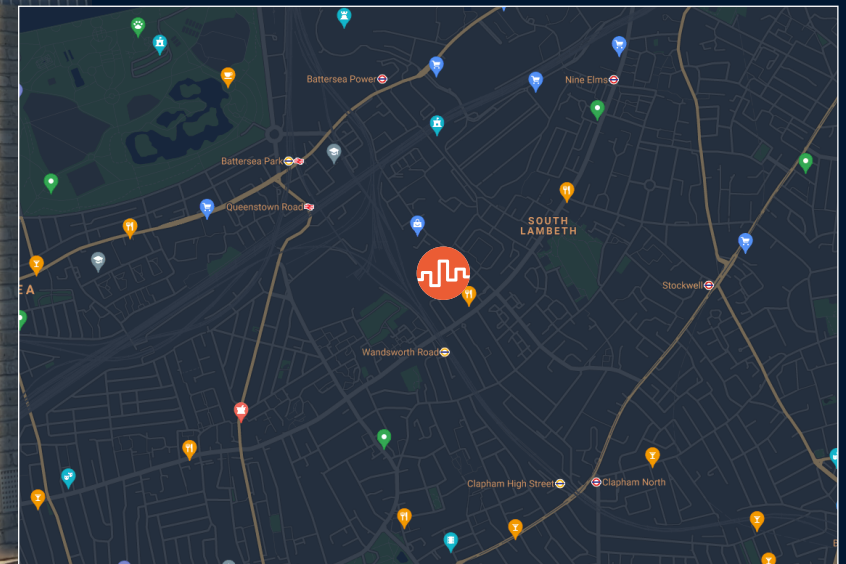




ARCH 656
PORTSLADE ROAD
BATTERSEA
LONDON
SW8 3DH

UNIT WITH
FLEXIBLE USE

2,301 SQ FT (213.77 SQM)



CENTRAL LONDON LOCATION



RETAIL FRONTAGE



DUAL ROLLER SHUTTER ACCESS



DESCRIPTION

The unit has been lightly refurbished and benefits from roller shutter and interior glass access which can be removed. Each unit on the estate is provided with a front and rear access and two roller shutter doors. Falling within the industrial use class, the space offers a variety of uses for potential occupiers from car workshops & dark stores, storage or commercial kitchens.

LOCATION

The unit is located within incredibly close proximity to Wandsworth Road and Queenstown Road overground stations and benefits from the substantial residential catchment area of Nine Elms. The unit is also just 9 minutes away from Chelsea and Vauxhall Bridge giving occupiers great access to Westminster and the wider West End catchment areas.

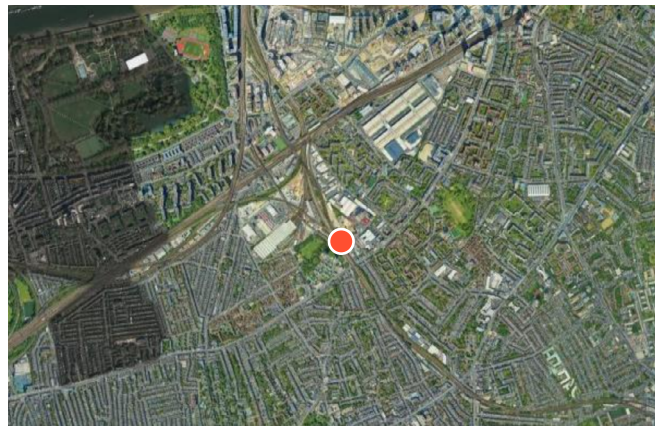
CONNECTIVITY

Station	Distance	Drive Time
Wandsworth Town	0.1 miles	1 min
Clapham North	0.8 miles	4 mins
Nine Elms	0.9 miles	4 mins
Queenstown Road	1.0 miles	5 mins
Stockwell	1.0 miles	5 mins
Clapham High Street	1.1 miles	5 mins
Battersea Park	1.3 miles	7 mins
Battersea Power	1.5 miles	8 mins

USE CLASS

The property falls under an industrial use class. The space offers a variety of uses for potential occupiers from storage & workshops to dark stores or commercial kitchens.

MAP



ACCOMMODATION

Description	Sq ft	Sq m
Arch 656	2,301	213.77
Total	2,301	213.77

BUSINESS RATES

The rateable value for the property is currently valued at £23,250. Interested parties are advised to contact the London Borough of Wandsworth regarding the exact rates payable.

TENURE

Available on the ArchCo's standard tenancy agreement. Please enquire for further information.

RENT

Available upon request

PRIME LOCATION, AFFORDABLE RENTS



REFURBISHED UNIT



UNRIVALLED ACCESS TO CENTRAL LONDON



ROLLER SHUTTER ACCESS

11th

MOST DENSELY POPULATED UK BOROUGH



DUAL ACCESS

85k+

RESIDENTS WITHIN A 2 MILE RADIUS

55%

AGED 20-39 YEARS IN LONDON BOROUGH OF LAMBETH

FURTHER INFORMATION

For further information or to organise a viewing please contact:

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REAL ESTATE

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