

ULTRA URBAN INDUSTRIAL UNITS TO LET

Available Now

BOX BATTERSEA



UNIT 1 AND UNIT 2, BOX BATTERSEA, 33 PENSURY PLACE, LONDON, SW8 4TR
8,506 SQ. FT – 17,073 SQ. FT


TO LET

ULTRA URBAN WAREHOUSE SPACE 3 MILES FROM THE CENTRE OF LONDON


Box Battersea is one of the only new build warehouse spaces within a 3-mile radius from Central London. The two-unit scheme provides occupiers with institutional standard specification and a secure yard, with immediate access to central London offices and a vast residential catchment area including Lambeth, Wandsworth, Southwark and Westminster.




ESG FOCUSED

 Targeting EPC A+

 LED Lighting

 Electric Vehicle Charging Stations

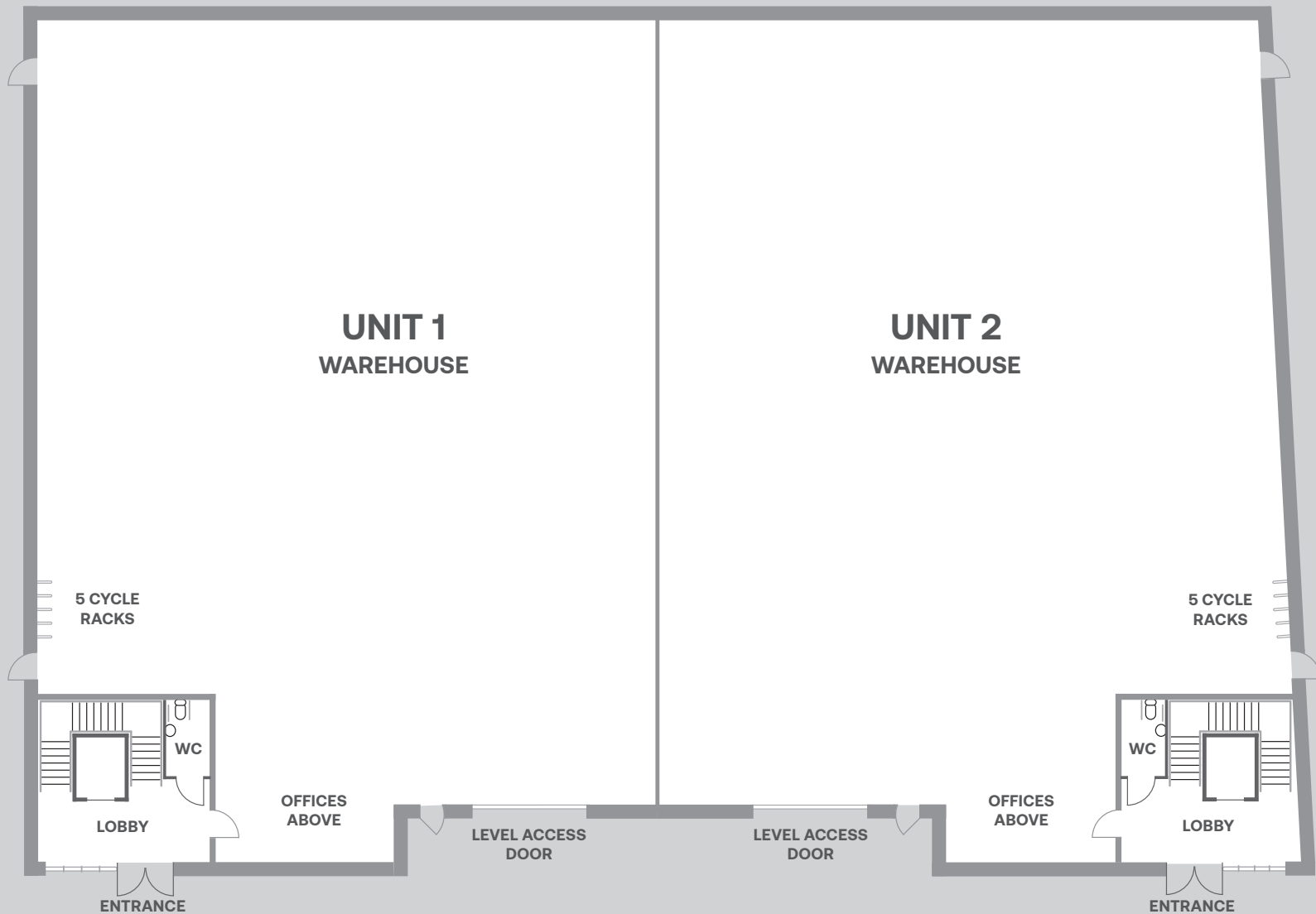
 BREAM Excellent

ACCOMMODATION

The site provides the following approximate area:

| UNIT 1 | SQ FT | SQ M |
|--------------------|-------|--------|
| Warehouse | 6,642 | 617.06 |
| Office | 1,864 | 173.17 |
| TOTAL GEA (approx) | 8,506 | 790.23 |

| UNIT 2 | SQ FT | SQ M |
|--------------------|-------|--------|
| Warehouse | 6,659 | 618.64 |
| Office | 1,908 | 177.25 |
| TOTAL GEA (approx) | 8,567 | 795.90 |



Available individually
or combined



Secured Yard



9m Minimum
Eaves Height



2 Loading Doors
with 5m height



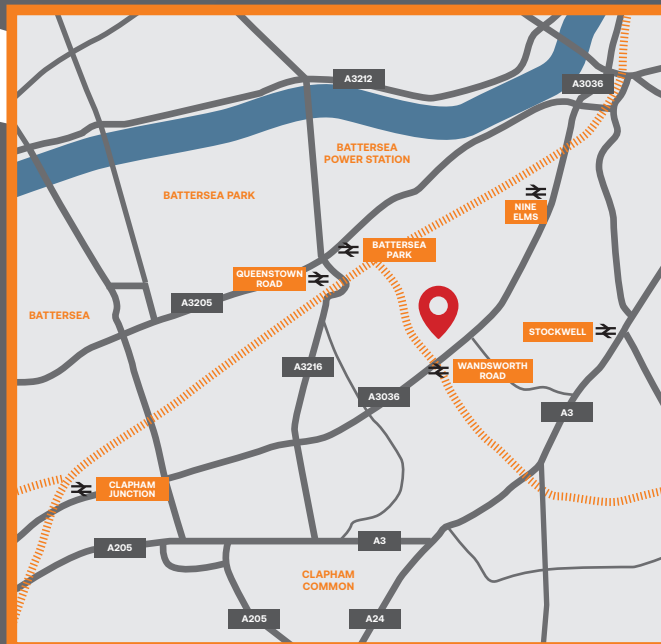
Dedicated Parking



New Build
Warehousing



SAT NAV: SW8 4TR



Immediately Accessible Population

972,951

People (Lambeth, Wandsworth & Southwark)

9,748,000

People (Population in London 2024 to which Box Battersea in central too)

Battersea Potential

85.5%

Employment rate of 85.5% and rising year-on-year

11 million

Near Battersea Power Station which had 11 million visitors in 2023

LOCATION & CONNECTIVITY

Box Battersea is well located between Battersea and Nine Elms immediately accessible on the A3036. It sits within close proximity to London most highly populated boroughs whilst also being proximate to London economic driving force.

It neighbours the landmark retail hub Battersea Power Station, which are among numerous mixed-use developments in Central London that are driving the local economy.

Utilising Wandsworth Road to the A3036, Box Battersea connects to the City of London in as little as 15 minutes, the M25 (J10) in 30 minutes leading to the South Coast in just over 1 hour. The property is also well connected to public transport networks, with multiple bus routes via Wandsworth Road, alongside Wandsworth Road Station (0.2 miles) and Stockwell Underground tube station 1.0 miles away.

| LOCATION | MILES | DRIVE TIME |
|-------------------------------------|-------|------------|
| Battersea Power Station | 1.9 | 7 minutes |
| City of London | 4.2 | 30 minutes |
| West End | 4.1 | 20 minutes |
| Chelsea | 2.8 | 10 minutes |
| Southwark | 3.7 | 22 minutes |
| LOCATION | MILES | DRIVE TIME |
| A3 | 0.7 | 4 minutes |
| M4 | 12 | 35 minutes |
| M3 | 15.2 | 45 minutes |
| M25 | 25 | 60 minutes |
| LOCATION | MILES | WALK TIME |
| Wandsworth Town Station | 0.2 | 5 minutes |
| Queenstown Road Station | 0.9 | 19 minutes |
| Nine Elms Station | 0.9 | 19 minutes |
| Battersea Power Underground Station | 1.0 | 21 minutes |

FOR FURTHER DETAILS PLEASE CONTACT:



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