



James ashley
commercial
property consultants

Florence Dock | Mendip Road | Battersea | SW11 3SE
NEW BUILD COMMERCIAL UNIT TO LET

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- ground floor
- 322.83 sq m (3,475 sq ft) approx.
- 'e' use class
- new lease available
- rent: £79,500 per annum
- good ceiling height - potential for mezzanine

DESCRIPTION

Large new build ground floor commercial unit offered in a shell and core condition, with services capped off. Benefiting from a wide glazed frontage and rear windows, providing excellent natural light. The ceiling height is 4.3m, which would allow for a mezzanine level. Can be divided into two units, if required.

The space would work well for a variety of commercial uses, including; restaurant, office, gym or retail. Alternative uses will be considered, subject to planning.

LOCATION

Situated on Mendip Road, between York Road and Wandsworth Riverside, within the new Folk Co-Living at Florence Dock which has recently opened on Chatfield Road. The area is a densely populated residential neighbourhood, with a number of new build housing schemes and established community along the south side of the River Thames. There is a high volume of passing traffic along York Road, and an increasing customer base from the new residential developments in the area.

Other surrounding occupiers include Screwfix, Co-Op, Travelodge, Access Storage, Gazette, Amaro Dulce and Bathstore. St George's Battersea Reach Development is to the west of the property, and Plantation Wharf development with river bus pier is to the east. Clapham Junction mainline railway station is approximately a 10 minute walk from the property.

ACCOMMODATION

Ground floor	322.83 m ²	3,475 ft ²	N.I.A.
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TENURE

A new Full Repairing and Insuring lease is available, on terms to be agreed.

BUSINESS RATES

The rateable value needs to be assessed. Contact Wandsworth Council on 020 8871 6000 to confirm what amount might be payable.

VIEWINGS

By prior appointment by contacting the landlords sole letting agents:

Ashley Brudenell or James Stefanopoulos

