

OFFICE SUITES TO LET
FROM 309 SQ FT TO 663 SQ FT
BATTERSEA RISE SW11

Tel: 07885 912 982



Raised Ground Floor
73, Battersea Rise, London, SW11 1HN.

Available now.
From £14,000 - £30,000 per annum exclusive.

73 BATTERSEA RISE, LONDON SW11 1HN.

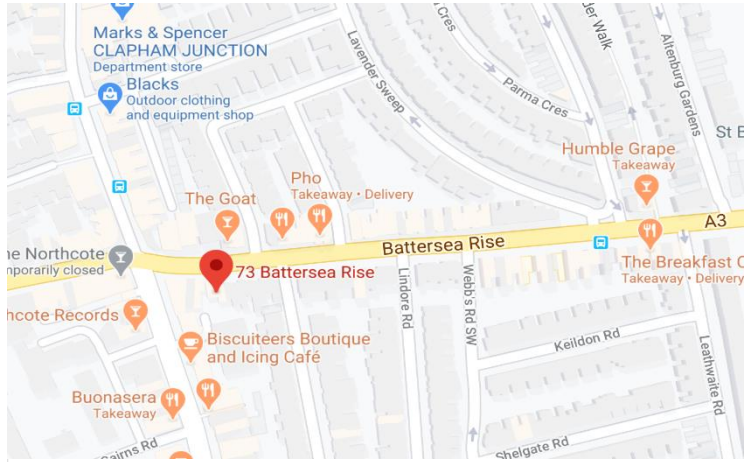
Description

A selection of two office suites on the raised ground floor within this attractive period property. The office suites are located on the left and right of the hallway both offering work spaces to the front and rear of the property. Good specifications throughout with excellent natural light. Both units can be reinstated back to one unit by interconnecting the two via a stud wall at the rear.



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Location

Located at the western side of Battersea Rise, close to the junction with Northcote Road and within easy walking distance to Clapham mainline, Southern and South Western Railway. There are several bus routes serving the immediate area to all central locations.

The property sits within a host of restaurants, cafes, bars and several national operators as well as independent retailers serving Northcote Road. Clapham Common and other parks and playgrounds are all within walking distance.

EPC

To be processed.

Term

A new FRI lease is available for a minimum term of three years on terms by arrangement.

❖ Specifications

- ❖ Electric heating
- ❖ Wood floors
- ❖ Recessed spotlighting
- ❖ Tea-point
- ❖ W.C facilities
- ❖ Trunking
- ❖ Category 5 cabling
- ❖ Alarm
- ❖ Excellent location

Floor Areas

Unit 1 (left): 309 sq ft (28.7 sqm)
 Unit 2 (right) 354 sq ft (32.9 sqm)
Total: 663 sq ft (61.6 sqm)

Rates

Unit 1 approx. £2,500 per annum
 Unit 2 approx. £3,000 per annum

Rent

Unit 1 - £14,000 per annum
 Unit 2 - £16,000 per annum

VAT

The building is NOT elected for VAT.

Further Details

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