

# INDUSTRIAL UNITS TO LET

**Available Q3 2024**

# BOX BATTERSEA



UNIT 1 AND UNIT 2, BOX BATTERSEA, 33 PENSURRY 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



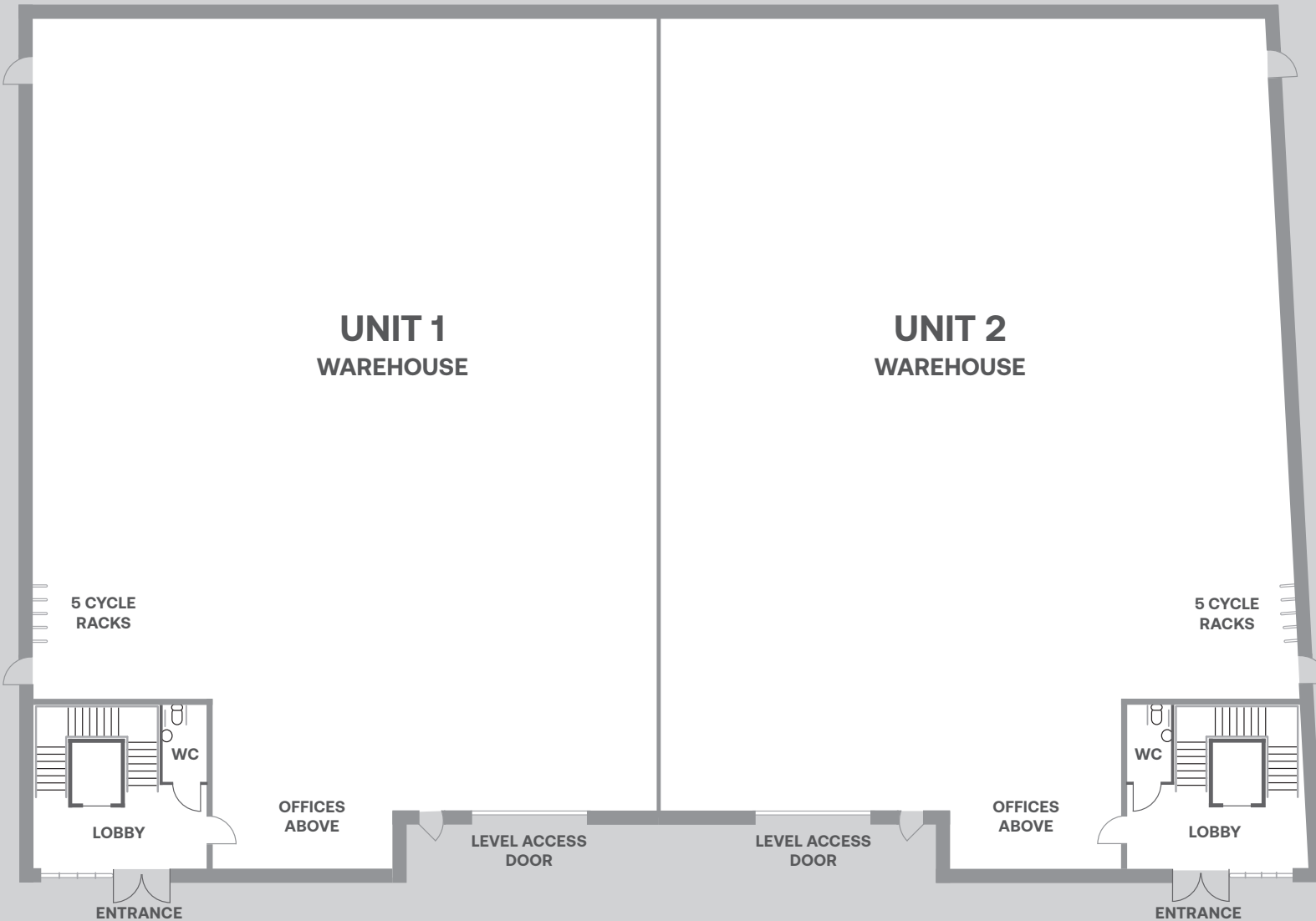
BREAAAM Excellent

## ACCOMMODATION

The site provides the following approximate area:

UNIT 1	SQ FT	SQ M
Warehouse	6,642	617.06
Office	1,864	173.17
<b>TOTAL GEA (approx)</b>	<b>8,506</b>	<b>790.23</b>

UNIT 2	SQ FT	SQ M
Warehouse	6,659	618.64
Office	1,908	177.25
<b>TOTAL GEA (approx)</b>	<b>8,567</b>	<b>795.90</b>



Available individually  
or combined



Secured Yard



9m Minimum  
Eaves Height



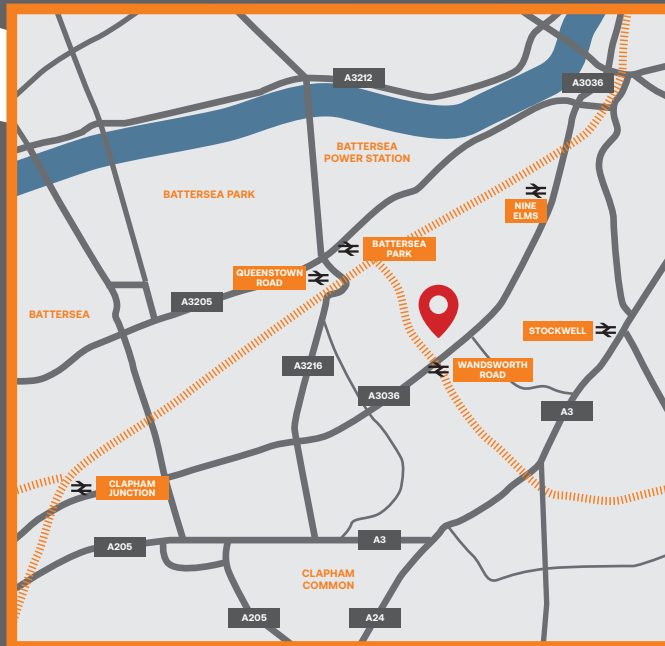
2 Loading Doors  
with 5m height



Dedicated Parking



New Build  
Warehousing



## 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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