



# Two New Restaurants - One Thames City

Ref: 4267771

Nine Elms Lane, London, SW8 5EL

Leasehold: Nil premium, Annual Rent: Offers Invited

Exceptional Food & Beverage Opportunity

Over 13,000 sqft of ground floor shell space

Part of One Thames City development

High footfall overlooking Linear Park

Seeking two high quality dining venues

Significant incentives available for the right partners



The development is situated at the eastern end of Nine Elms, on the River Thames in prime central London. Nine Elms is in Zone 1 bordering the London Borough's of Wandsworth, and Lambeth, extending from Vauxhall Bridge to Chelsea Bridge. The Northern Line London Underground extension is within a few minutes' walk and this will connect Nine Elms with the city and West End in under 15 minutes.

It is within walking distance of landmarks such as the Houses of Parliament, Sloane Square, Tate Britain, Battersea Park and The Kia Oval cricket ground. This prime, central London location has attracted billions of pounds of private sector investment, with forty-two construction projects already transforming the area. For a view of the development go to <https://youtu.be/hli1BMuijGg>



### Description

Following the establishment of the U.S. Embassy, several large companies have entered the area, such as Apple. Nine Elms will deliver 6.5m sqft of new commercial space, 2.8m sqft of retail and leisure space and over 3m sqft of new office space. Part of this is a new 203 bed Park Hyatt Hotel. An extensive network of green open spaces, including a new 12-acre Linear Park opening in June 2022, will make this an attractive place for all.

The two sites occupy the ground floor of podium below a rooftop garden and three residential blocks. Apartments in block No 8 are already being marketed and in total there will be 1,471 residential units of all sizes. The podium will offer private members club and other resident only facilities.

### Internal Details

The initial proposal is for two restaurants. Unit 24 totals 6,900 sqft (641 sqm) with Unit 23 coming in at 6,740 sqft (626 sqm).

Both areas have return frontage, fully glazed window areas over looking the park and access to part covered outside seating. We envisage kitchen and service areas will be to the rear. Each will come with capped services in position.

### Terms

Each unit is available on a new lease with terms to be agreed. Our clients wish to attract high calibre operators looking to establish prestigious restaurants in this new key area of London. We envisage that fit out costs for each unit will be in excess of £1.25m.

We are seeking rents in excess of £20 psft and are open to discussion on rent free periods, incentives and turnover rents.





### The Opportunity

Located at one end of the Nine Elms development area these two restaurant spaces have the advantage of being at the entrance to Linear Park, close to the Underground and trains station and accessible by the road. The developers have aimed high, targeting a wealthy clientele from around the world. They hope the restaurant spaces will reflect this and will be able to grow as the development nears completion.

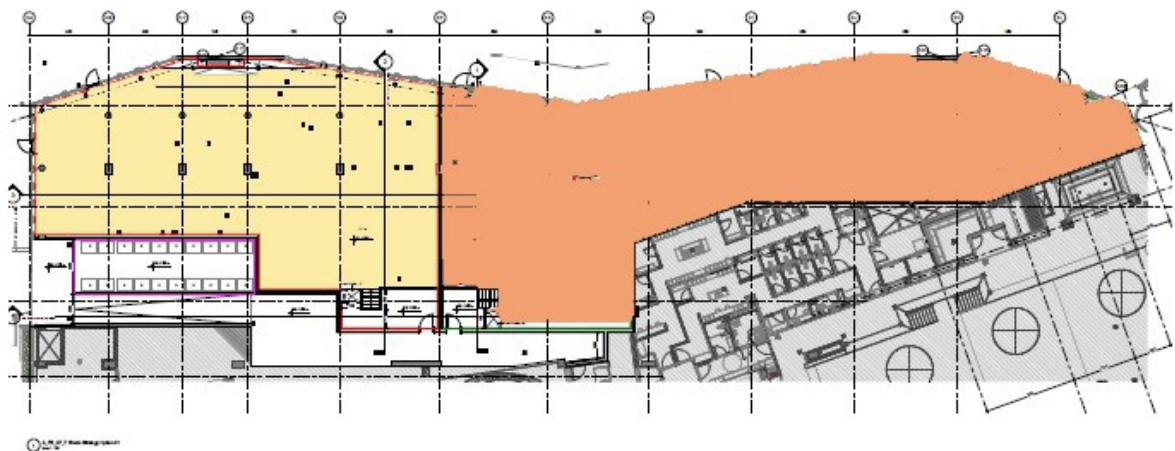
With this in mind they are looking to review all options put forward in their quest for quality.

### Planning Permissions

The development has permission for restaurant use throughout and assistance will be given in obtaining formal Class E use and the premises licences.

### Business Rates

The units have not been assessed for rates as yet.



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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