

UNIT 10 BLOCK C, COMMODORE
HOUSE BATTERSEA REACH SW18

£70,000
EXL VAT AND OUTGOINGS



IDEAL FITOUT FOR RETAIL/ DENTIST/MEDICAL/BEAUTY/ TREATMENT/OFFICE OCCUPIERS

A ground floor commercial unit with superb frontage currently fitted out as a high quality medical centre comprising 9 consultation rooms, welcoming reception area, office, kitchenette and wc facilities. There is also a lead lined x-ray room, quality lighting and air conditioning.
Viewing highly recommended

KEYNOTES

- ✓ Ground floor unit
- ✓ Approximately 1,942 sq. ft. (180.4m²)
- ✓ Located in a thriving & well managed Thames side development by St George in Battersea Reach
- ✓ Former private GP and medical centre fitted to a high standard
- ✓ Suitable for a variety of uses

INQUIRIES

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BATTERSEA REACH

The property is located on Juniper Drive within Battersea Reach, an award winning riverside development by St George which comprises of 1,350 high quality residential units, all of which have been sold by the original developer. There are 48 commercial units within the scheme providing in excess of 100,000 sq ft of business space. The development is just off the Wandsworth Roundabout which sees in excess of 75,000 vehicle passing by per day. IDEAL FITOUT FOR RETAIL/DENTIST/MEDICAL/BEAUTY/TREATMENT/OFFICE OCCUPIERS

LOCATION

The subject premises is situated between Farr Vinters (Fine Wine Wholesaler) and Ptah Mediterranean Restaurant, with other occupiers nearby including Tesco Express, Roche Bobois, Bath Store and McDonalds. There are excellent transport links with train connections from Wandsworth Town to Vauxhall in 9 minutes and Waterloo in 15 minutes, the scheme is also only a 10 minute walk away from London Heliport. Road connections are good with the A3, South Circular (A205) and A24 all being within easy access

PROPOSED RENT

£70,000 p.a. exclusive of VAT and outgoings

LEASE

To be for a term of years to be agreed on a full repairing and insuring basis with periodic upwards only rent reviews.

DEPOSIT

A 6 month rental deposit is likely to be required

Alternatively the owners may consider a sale of the virtual freehold at £950,000

EPC

Available upon request

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE & BUILDING INSURANCE

Available on request

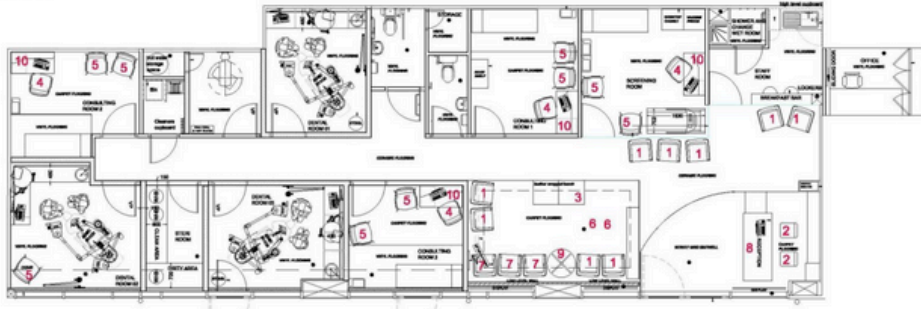
RATES

The rateable value is £46,000. We advise all parties to make their own enquiries

POSSESSION

Immediately upon completion of legal formalities

FLOORPLAN



LOCATION PLAN

