

USP.

Cloisters House, Cloisters
Business Centre, 8
Battersea Park Road,
London, SW8 4BG

OFFICE FOR SALE

904 SQ FT

usp.london

020 3757 7777



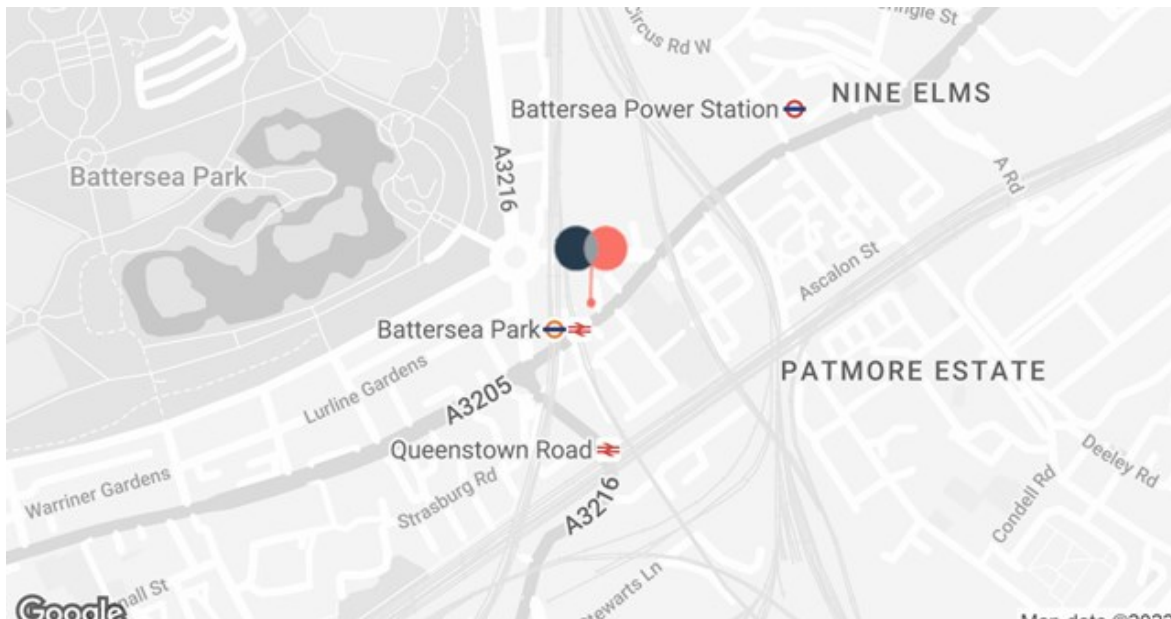
Accommodation

Floor	Availability	Area (sq ft)	Desks	Price	Fit Out
Unit 6	Available	904		POA	
TOTAL		904			

Amenities

Self Contained	3.9 meter floor to ceiling height
Good Natural Light	Kitchenette
Perimeter trunking	Electric heating
Two Car Parking Spaces	Gross internal area - 1,012 sq ft





Description

Stunning Period Office For Sale

Cloisters House forms part of a private gated office development accessed from Battersea Park Road. The premises are situated for easy access to Battersea Park Station (1 minute walk) and Queenstown Road Station (4 minutes walk), providing access to Clapham Junction, Victoria and Waterloo Stations.

The area will also benefit from the new Northern Line Tube Station at Battersea Power Station, which is due to come on line in late 2021. The area is / has been transformed as part of the Battersea Power Station and Nine Elms Regeneration, with numerous new restaurant and leisure facilities.

The premises comprise a self contained raised ground floor studio office benefiting from high ceilings (3.9m), excellent natural light and period features. The accommodation is arranged as one large office, a kitchen/ancillary area and a demised WC. There are two off-street parking spaces within the secure gated development.

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Further Information

The premises are held on 999 year lease from 29th September 1987 at a peppercorn ground rent.

Price

POA

Service Charge

TBC

Rates

£16.75 per sq ft (est).

EPC

The premises has an EPC rating of 55, which falls within

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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