



USP.

346 Queenstown Road
London SW8 4NQ

OFFICE TO RENT

2,596 SQ FT

Available Now

usp.london

020 3757 7777



Description

Self Contained Premises Directly Opposite Battersea Park

The unit provides self contained B1 use class premises arranged over the Ground and Lower Ground floors which forms a larger Berkely Group Development directly opposite Battersea Park. The premises provides partially fitted office accommodation but would also be suitable for other uses subject to planning.





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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Ground Floor	Available	1,429	POA
Lower Ground Floor	Available	1,167	POA
TOTAL		2,596	

Amenities

Self contained

Partially fitted

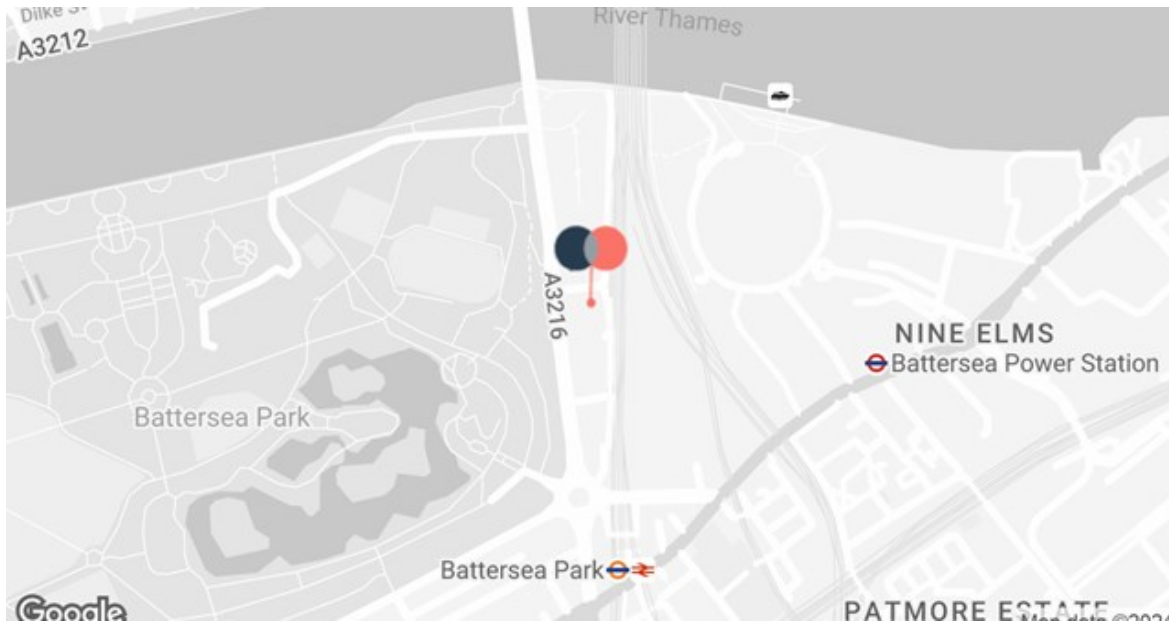
Excellent Transport Links

Opposite Battersea Park

B1 office consent

Battersea Power Station a short walk away





Location

The unit is located directly opposite Battersea Park. It benefits from fantastic transport links with Battersea Park Station (overground) being an 8 minute walk away, Battersea Power Station (underground northern line) being an 10 minute walk and Queenstown Road Station (overground) being an 11 minute walk. This provides superb access to Central London as well as the South West.

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Further Information

New lease direct from the landlord.

Rent
£37.50 per sq ft

Service Charge
£1.64 per sq ft

Rates
Est £8.77 per sq ft

EPC
Available upon request.

Scott Fisher
USP London
07890 572225
scott@usp.london

Alex Jackson
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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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