

# Part Completed Hospital/Office Suite For Sale



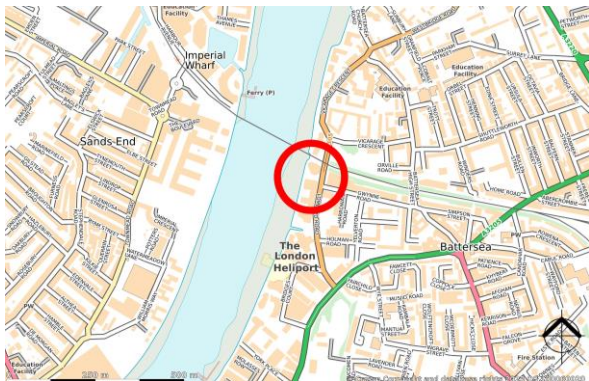
## SUITES 1 & 2 BLOCK A, OYSTER WHARF, LONDON SW11 3RF

On the instructions of the Joint Fixed Charge Receivers, Tim Dolder and Louise Freestone of Opus Restructuring LLP

NIA: 6,940 sq ft (645 sq m)

## LOCATION

Oyster Wharf is positioned on the banks of the River Thames in Battersea, conveniently located for access to Clapham Junction (0.7miles) which provides regular services to London Victoria and Waterloo. Whilst offering easy access to the tranquil riverside walkway and cycle path, it is also just 0.3 miles from the popular cafes and restaurants of Battersea Square.



## DESCRIPTION

The property comprises two commercial units situated on the ground floor of Block A in Oyster Wharf, a mixed use development of 154 flats and 60,000 sq ft of commercial space; with five designated underground parking spaces.

Formerly comprising two separate office suites, planning permission has been granted for a change of use from offices to a private hospital, providing a specialised bariatric unit with two operating theatres and 11 rooms. Internally the property is currently in a part complete condition, with significant fit out works having been undertaken to date.

There is the potential to either complete the works for use as a hospital, or the property could lend itself to other medical uses or conversion back to offices.

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## ACCOMMODATION

The property provides the following approximate accommodation:

Accommodation	Sq M	Sq ft
Suite 1	370	3,980
Suite 2	275	2,960
<b>Total</b>	<b>645</b>	<b>6,940</b>

## TENURE

Suite 1 & 2 are held on separate long leasehold interests for terms of 999 years from 25<sup>th</sup> December 2003 at a peppercorn ground rent.

## EPC

Suite 1 – D(89)

Suite 2 – C(75)

## BUSINESS RATES

Rateable value - £151,000

## PLANNING

Planning consent was granted on 1<sup>st</sup> March 2021 for a change of use from Office (Class E) to use a private hospital (Class C2) Ref: 2020/3940

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

We understand that the property is elected for VAT and VAT will therefore be applicable to the sale.



## GUIDE PRICE

Price on Application

## VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

## CONTACTS:

For further information or to arrange a viewing please contact:

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