

CULVERT PLACE

SITE B
CULVERT PLACE
BATTERSEA SW11 5BA

/// clap.rescue.brands



TO LET

**9,600 SQ FT
OPEN STORAGE AND
5,133 SQ FT ARCHES**

Available
Autumn 2023

SPACE TO THRIVE



CULVERT PLACE

**Newly refurbished arches
and open storage in Battersea
totalling 14,733 sq ft.**

The site offers a rare opportunity in a prime location in Battersea. Queenstown Road Station is circa 14 minutes walk and Battersea Park Station 15 minutes walk away.

The accommodation comprises three arches available to let altogether only, with concrete hard-standing/open storage land. The arches have water, waste services, WC and 3-phase power.

The site has E(g) & B8 planning, suitable for a variety of businesses including storage, distribution, manufacturing, and alternative industrial uses.



Image is for indicative purposes only.

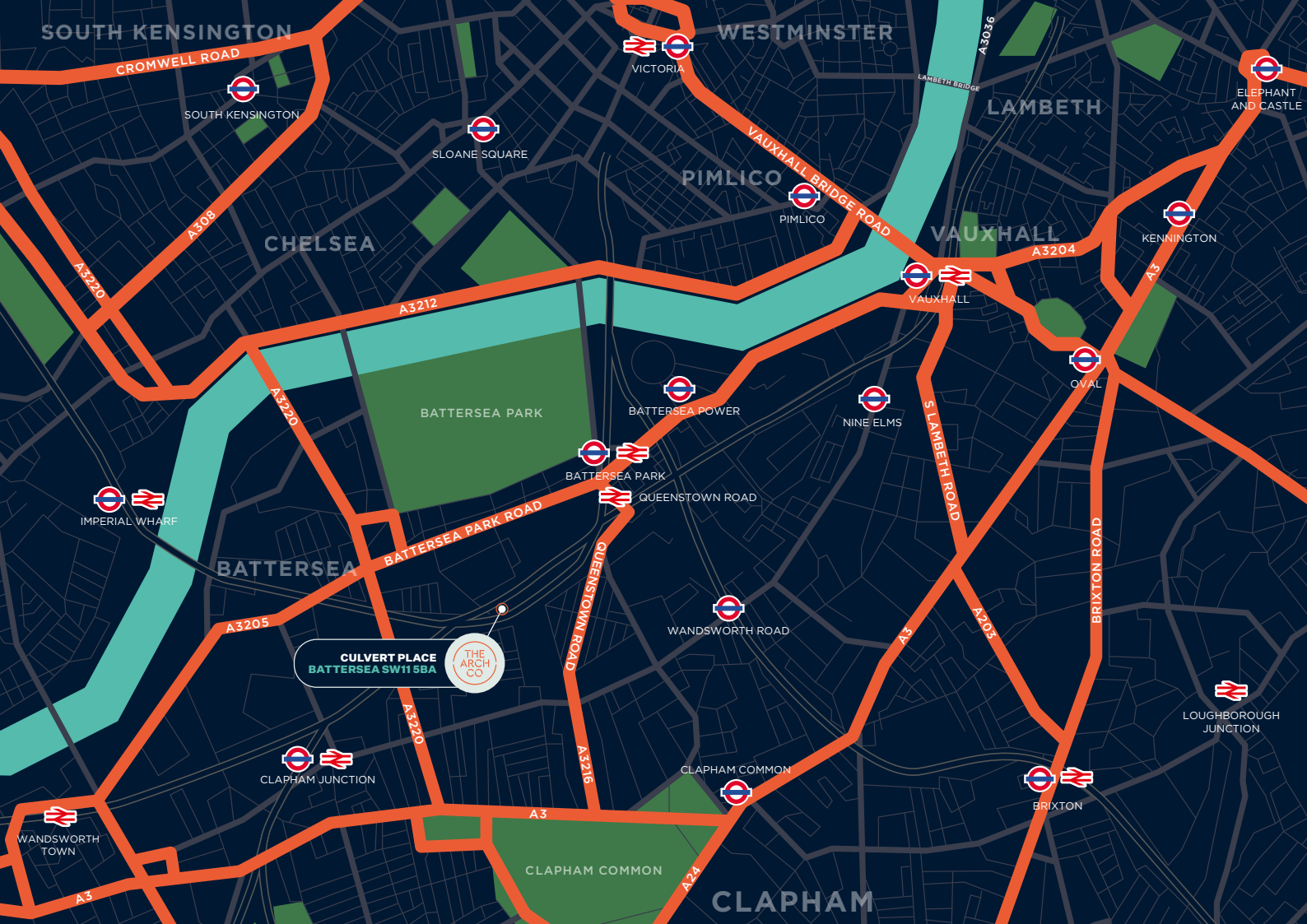
LOCATION

**PROMINENTLY LOCATED
AT THE END OF CULVERT
ROAD, 4 MINUTES'
DRIVE AWAY FROM
BATTERSEA PARK ROAD.**

This prime site is situated between Queenstown Road Station and Clapham Junction Station within the London Borough of Wandsworth, offering unrivalled connectivity to Central London and the City of London. Waterloo can be reached in just 20 minutes by car as well as the West End.

The site sits adjacent to and below the Overground line serving both Victoria and Vauxhall/Waterloo, and can be accessed via Battersea Park Road, via Culvert Road and underneath the tunnel to the west of the site. The tunnel provides access for vehicles with a maximum height of 3m.





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DRIVE TIMES

Clapham Junction Station



6 mins (1.1 miles)

Queenstown Road Station



6 mins (1.14 miles)

Battersea Power Station



7 mins (1.15 miles)

Waterloo



20 mins (3.8 miles)

West End



20 mins (3.7 miles)

City



29 mins (5.2 miles)

Croydon

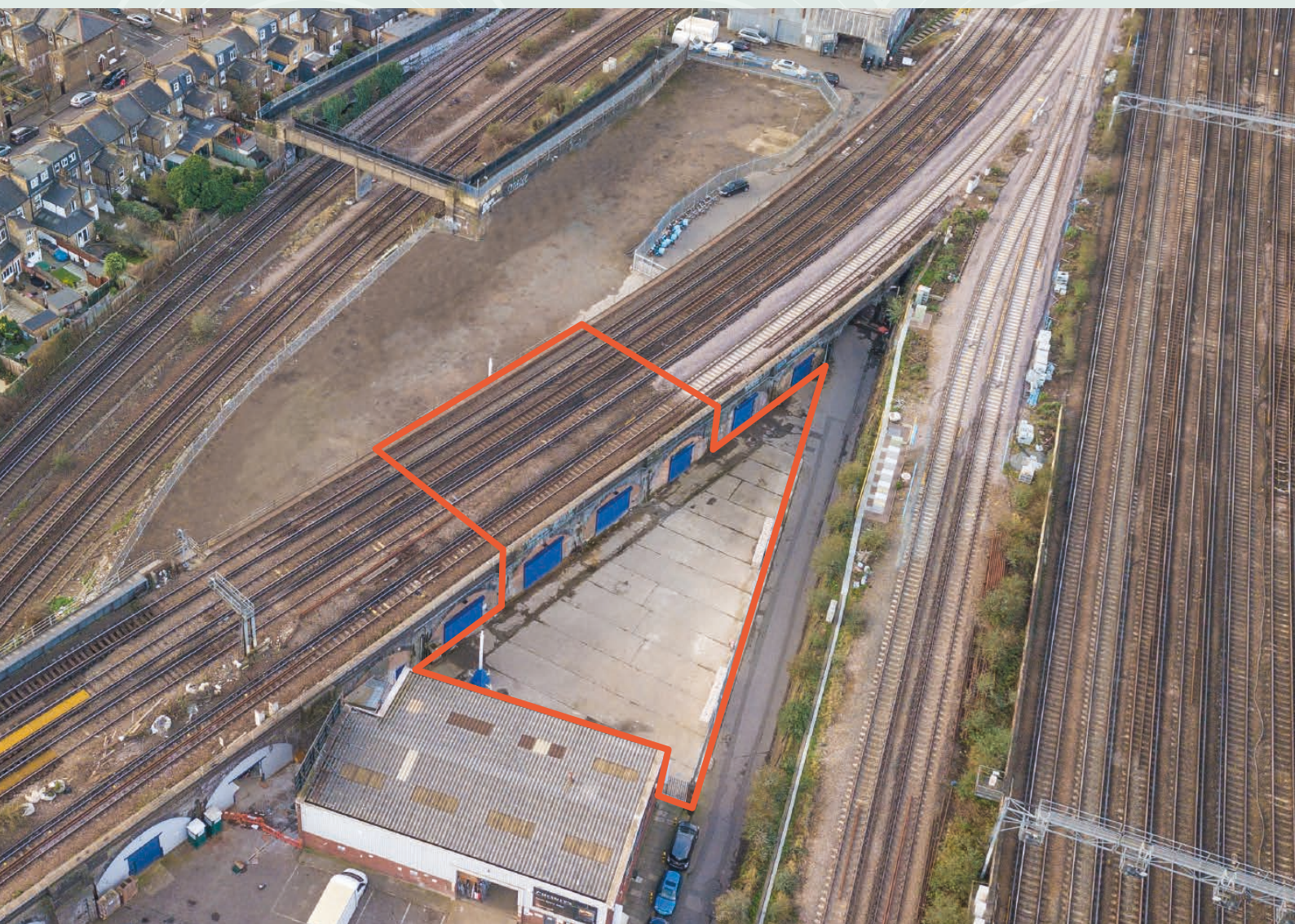


39 mins (9.5 miles)

ACCOMMODATION

UNITS & LAND	SQ FT	RENT PA
ARCH 9	1,704	POA
ARCH 10	1,702	
ARCH 11	1,727	
ARCH TOTAL	5,133	
LAND	9,600	
SITE TOTAL	14,733	POA

- Rare land and storage opportunity in a prime location, in the heart of the industrial sector of Battersea.
- Large self contained concreted yard secured with fencing, suitable for open storage, vehicular access, loading, and parking.
- Newly refurbished arches featuring 3-phase power and a WC.
- Excellent access to Central London and The City of London.
- Electric roller shutters provide high levels of security, alongside separate personnel entrances.
- E(g) & B8 planning, suitable for storage, distribution, manufacturing, and alternative industrial uses.





SPECIFICATION



Prime
London
location



3 newly
refurbished
arches with
4.35m heights



Secure
perimeter
fenced plot



Parking
360 degree
circulation



Incoming
3-phase
power



24/7
access



3m access
height



Available
Autumn 2023



All lease
lengths
considered

COSTS PER ANNUM

Rent	POA
Service Charge	n/a
Insurance	£1,856.55
Business Rates	£32,395.19

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

We are targeting B on completion.

TERMS

New lease available on terms to be agreed.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

For further information about the building or to arrange a viewing please contact the agents Gerald Eve LLP and Grant Mills Wood.

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