

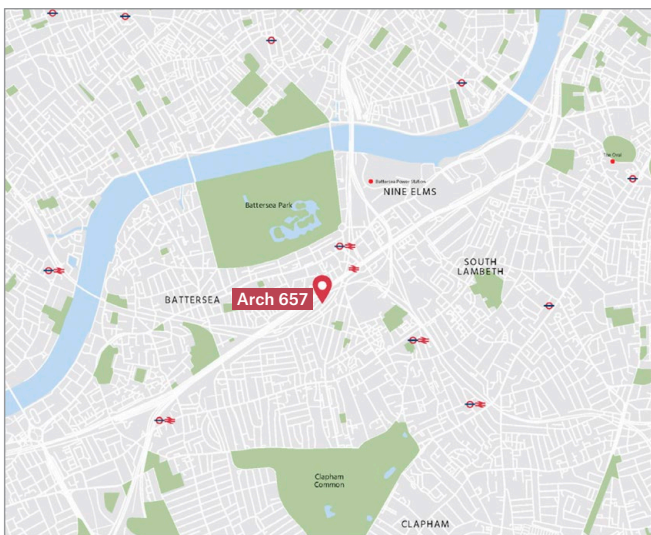


**ARCH 657 PORTSLADE ROAD, BATTERSEA, SW8 3DH**

**TOTAL AREA: 1,407 SQ. FT (130.71 SQ. M)**

[geraldev.com](http://geraldev.com)





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## Location

The unit is located within close proximity to Wandsworth Road and Queenstown Road overground stations and benefits from the substantial residential catchment area of Nine Elms. The unit is also just 9 minutes away from Chelsea and Vauxhall Bridge giving occupiers great access to Westminster and the wider West End catchment areas.

## Description

The unit has been newly refurbished with level painted flooring, cleaned lining throughout and LED lighting. The unit benefits from a electric roller shutter and separate pedestrian access, there is also glazing above the doors providing natural light into the arch. There is also a WC facility and 3 phase power.

Falling within use class E(g) and B8, the space offers a variety of uses for potential occupiers from furniture workshops, breweries, storage or commercial kitchens.

## Specification

- Fully refurbished arch
- Electric roller shutter door
- WC facility
- Three phase electricity
- 4.95m to the highest point of the arch

## Floor areas (GIA Approx)

Ground Floor: 1,407 sq. ft (130.71 sq. m)

## Connections / drive times

Wandsworth town	1 min walk	(0.1 miles)
Queenstown road	14 min walk	(0.7 miles)
Battersea power station	10 min drive	(1.6 miles)
Central London	17 min drive	(3.2 miles)
South circular	14 min drive	(2.5 miles)

## Business Rates

Available upon request

## Rent

£39,400 per annum

## EPC

EPC Rating of C

## Terms

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

## Viewing

For further information about the building or to arrange a viewing please contact the agent Gerald Eve.

## Contact

### Lizzie Elliott

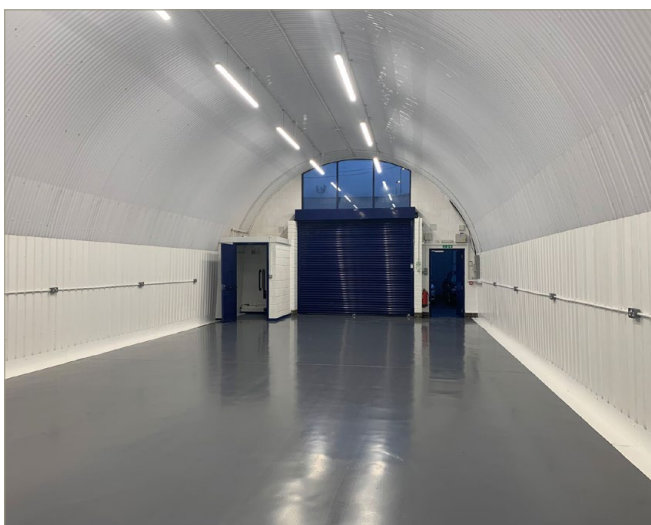
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