



TO LET

**58-70
YORK
ROAD**

**BATTERSEA
LONDON SW11**

GROUND FLOOR
COMMERCIAL UNIT 6,691 SQ FT
(E Use Class: Retail, Office, Gym, Medical)



LOCATION

Nestled on the south side of the river Thames in between two bridges, Wandsworth Bridge and Battersea Bridge, 58-70 York Road is situated in a densely residential area where locality and community are key to this thriving neighbourhood. It currently has a mix of new-build housing and older established communities.

Battersea Park is approx. 15 minutes walk away and 25 minutes walk for the scenic riverside route along The Thames Path.

The area is served by a variety of attractive local businesses, including shops, cafés, restaurants, fitness studios/gyms and a theatre.

TRANSPORT LINKS

- Plantation Wharf Pier.....7 min
(Thames Clipper - River Bus)
- Clapham Junction Station.....12 min
(National rail and Overground)
- Waterloo Station.....22 min
(National rail and Underground)
- Victoria Station.....22 min
(National rail and Underground)
- Gatwick Airport.....30 min
(National rail)

AMENITIES

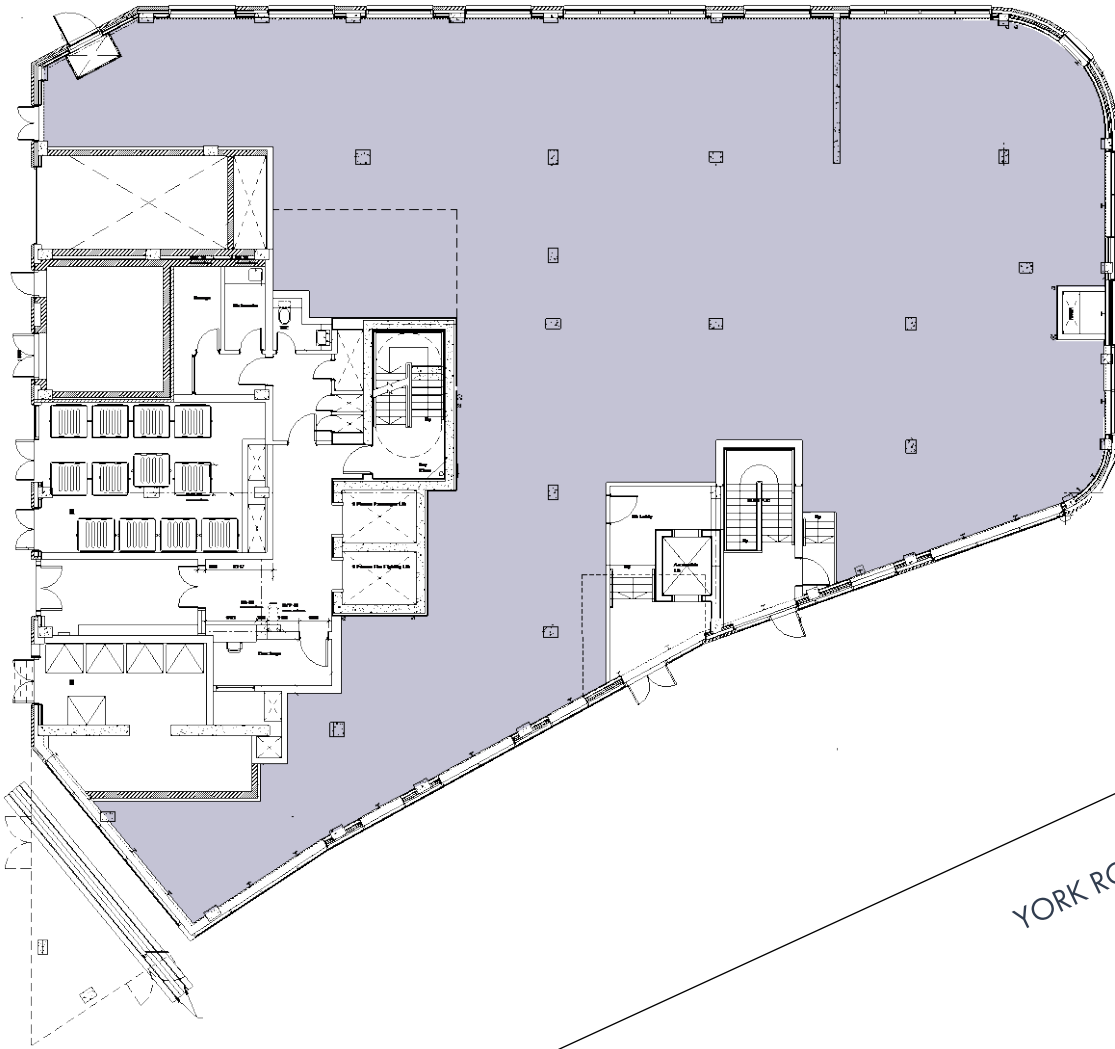
- 1. Price's Candles shop
- 2. Sainsbury's Local
- 3. Tesco Express
- 4. Travelodge Battersea – hotel
- 5. Battersea Flower Station – florist
- 6. London House: Gordon Ramsey – restaurant
- 7. Gail's Bakery
- 8. Mazar (Lebanese) – restaurant
- 9. Le QuecumBar & Brasserie (French) – restaurant
- 10. Melanzana (Italian) – restaurant
- 11. The Latchmere Pub & 503 Theatre
- 12. Battersea Park
- 13. Battersea Helipad/Heliport
- 14. Energie Fitness Battersea
- 15. The Anchor Pub



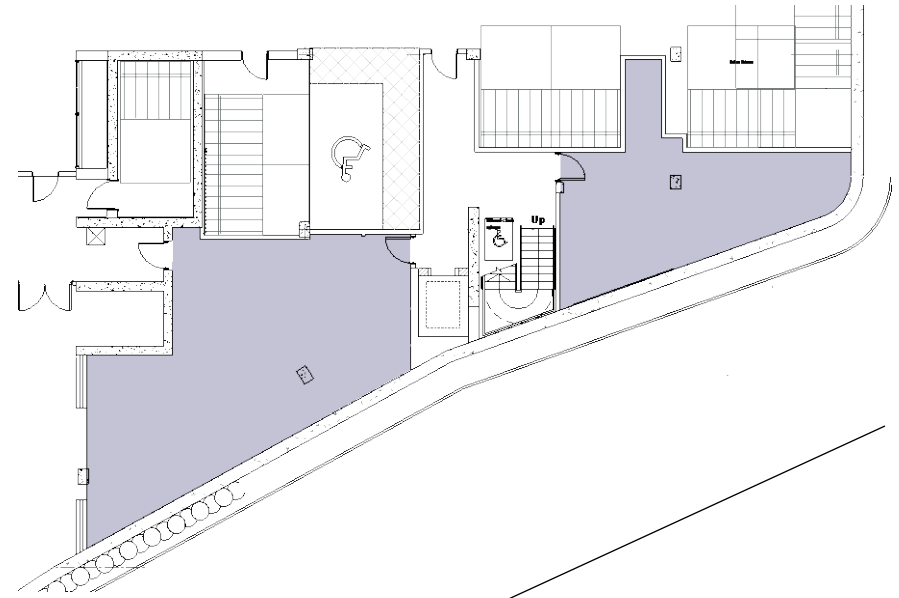
Battersea Square

PLANS

Ground floor



Basement floor



YORK ROAD



ground floor commercial unit

FOR MORE INFORMATION CONTACT

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DESCRIPTION

The property is arranged over the ground floor and basement of this 14-floor mixed commercial and residential development.

The ground floor will be delivered as shell and core to a specification to be agreed. The basement will provide plant, storage and WCs.

Completion of the scheme is anticipated in Q2 2022.

ACCOMMODATION

Ground Floor 6,691 sq ft (622 sq m)

DEVELOPMENTS IN BATTERSEA

There are new developments in close proximity to 58-70 York Road which include Coda Battersea a mixed-use scheme where the Royal Academy of Dance will make their new home.

RENT £42.50 per sq ft exclusive

TERMS Available on a new lease from landlord

RATES To be assessed

EPC To be assessed