

Commodore House

Battersea Reach | Juniper Drive | London | SW18

Guide price £1,000,000

MASON & VALE PROPERTY

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Battersea Reach | Juniper Drive

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A prominently positioned corner duplex office in Commodore House on Juniper Drive, SW18, within the Battersea Reach development on the south bank of the River Thames.

Arranged over the ground and first floors, the unit offers approximately 1,395 sq ft (129.64 sq m) of gross internal area, with a double-height reception and two first-floor offices. Two secure underground parking spaces are included in the sale.

- Prominently located commercial unit
- Modern duplex office space
- Riverside Development
- Two parking spaces are included in the sale
- 24-Hour Concierge
- Excellent Transport Links
- Comfort cooling



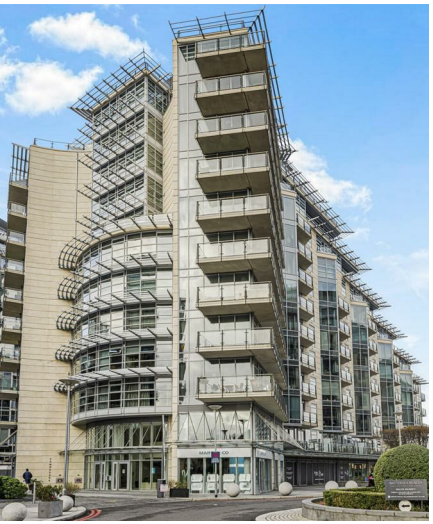
















THE SPACE

The entrance opens into a generous reception room with dual aspect windows and a ceiling height of approximately 5.75 metres. There is room for a welcome desk and informal seating, with a separate room off the reception that could be used for meetings. A kitchenette and two WCs complete the ground floor.

A spiral staircase leads to the first floor, where the larger office adjoins the double-height space above the reception. A second, enclosed office offers a quieter place for calls or focused work.

THE NEIGHBOURHOOD

Battersea Reach has landscaped gardens and a riverside walk, with a Tesco, a coffee shop, a Young's pub and a nursery on site. There are places to pick up lunch or meet clients close by.

Wandsworth Town has a neighbourhood feel, with independent cafés, restaurants and local shops along Old York Road. Southside Shopping Centre offers high-street shops, restaurants and a cinema. Across the river, the King's Road brings Chelsea's boutiques, restaurants and galleries within reach.

TRANSPORT & CONNECTIVITY

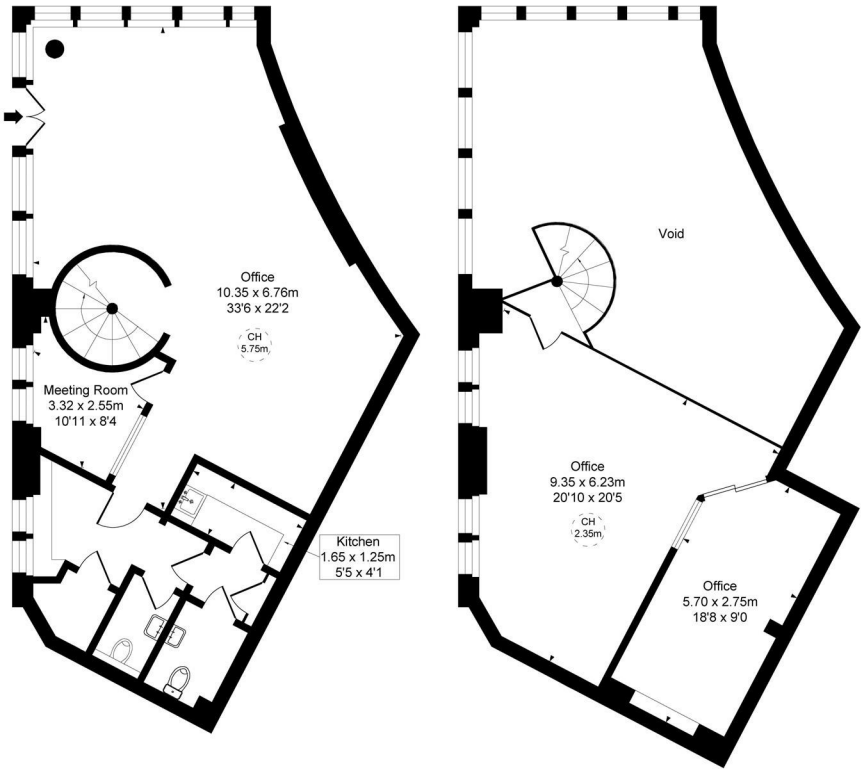
Wandsworth Town station is a short walk away, with direct trains to London Waterloo. Clapham Junction is also within easy reach for connections across London and further afield, while several local bus routes serve the surrounding area.

Commodore House, Juniper Drive, SW18

Approximate Gross Internal Area

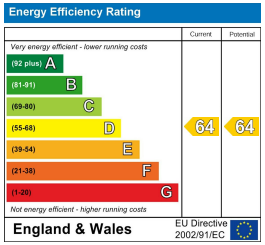
129.64 sq m / 1395 sq ft

(CH = Ceiling Heights)



Ground Floor First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



Council Tax Band **Exempt**

EPC Rating **D**

Leasehold

1395.00 sq ft

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