

The image shows a modern, multi-story residential building with a prominent glass facade and balconies. The building is situated along a paved walkway that runs parallel to a river. In the foreground, a man and a woman are sitting on a bench, looking towards the river. The walkway is lined with trees and shrubs, and a few other people are walking in the distance. The river is visible on the right side of the image, with a bridge and some industrial structures in the background. The sky is clear and blue.

BATTERSEA REACH

LONDON'S AWARD WINNING RIVERSIDE DESTINATION

GROUND FLOOR
FLEXIBLE COMMERCIAL SPACE
AVAILABLE TO LET OR FOR SALE

GREAT OPPORTUNITY WITH CLOSE
PROXIMITY TO WATERSIDE

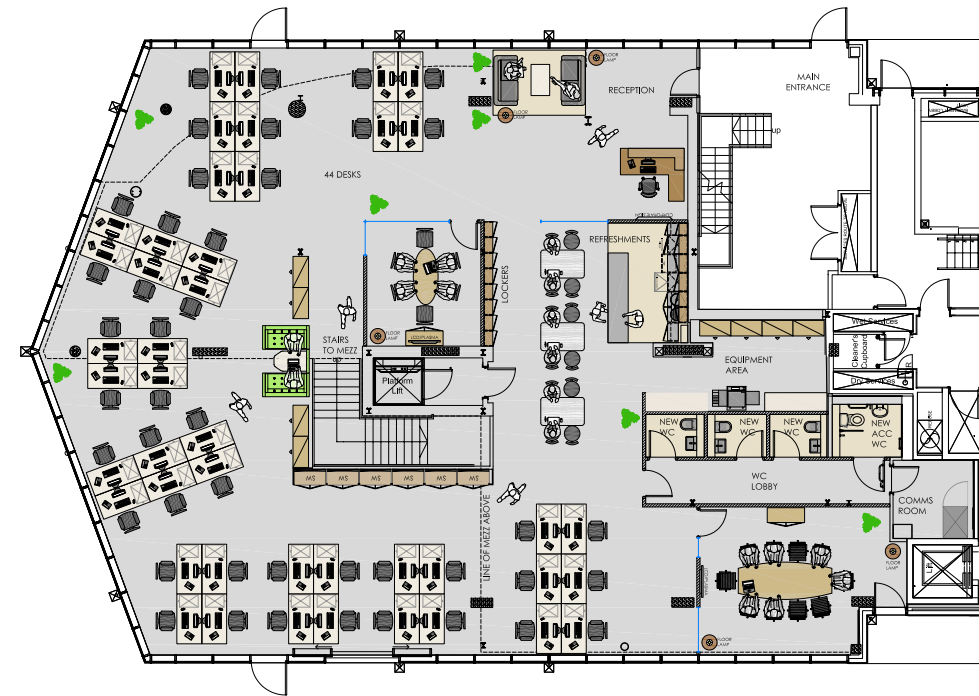
UP TO 6,912 SQFT (642 SQM)
OF COMMERCIAL SPACE AVAILABLE

USE CLASSES A1 - A4 & B1
SUBJECT TO PLANNING
TERMS UPON APPLICATION

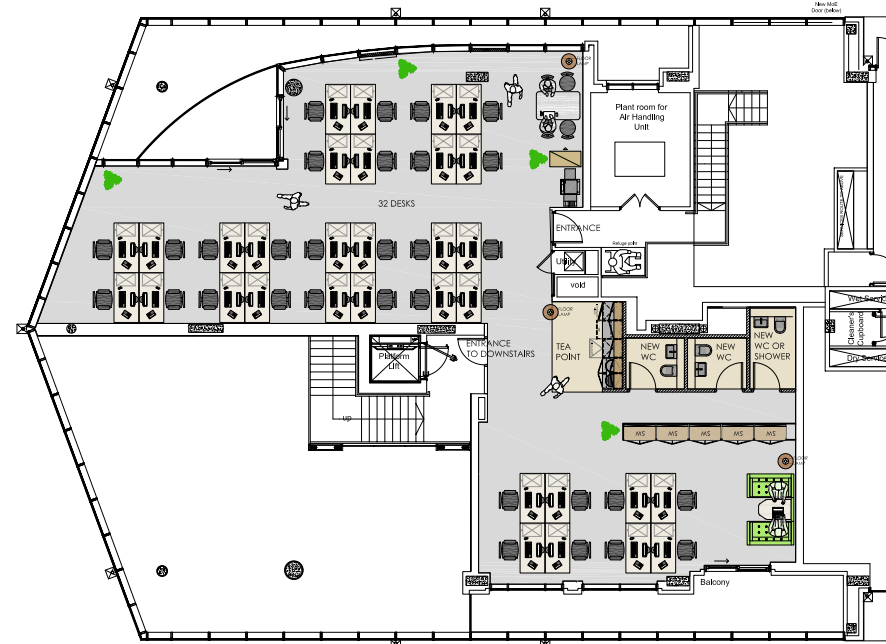
FLEXIBLE AND SELF-CONTAINED COMMERCIAL UNITS

4,824 SQ FT (448 SQ M)

Mezzanine of 2,088 SQ FT (194 SQM) available subject to negotiation



GROUND FLOOR



MEZZANINE



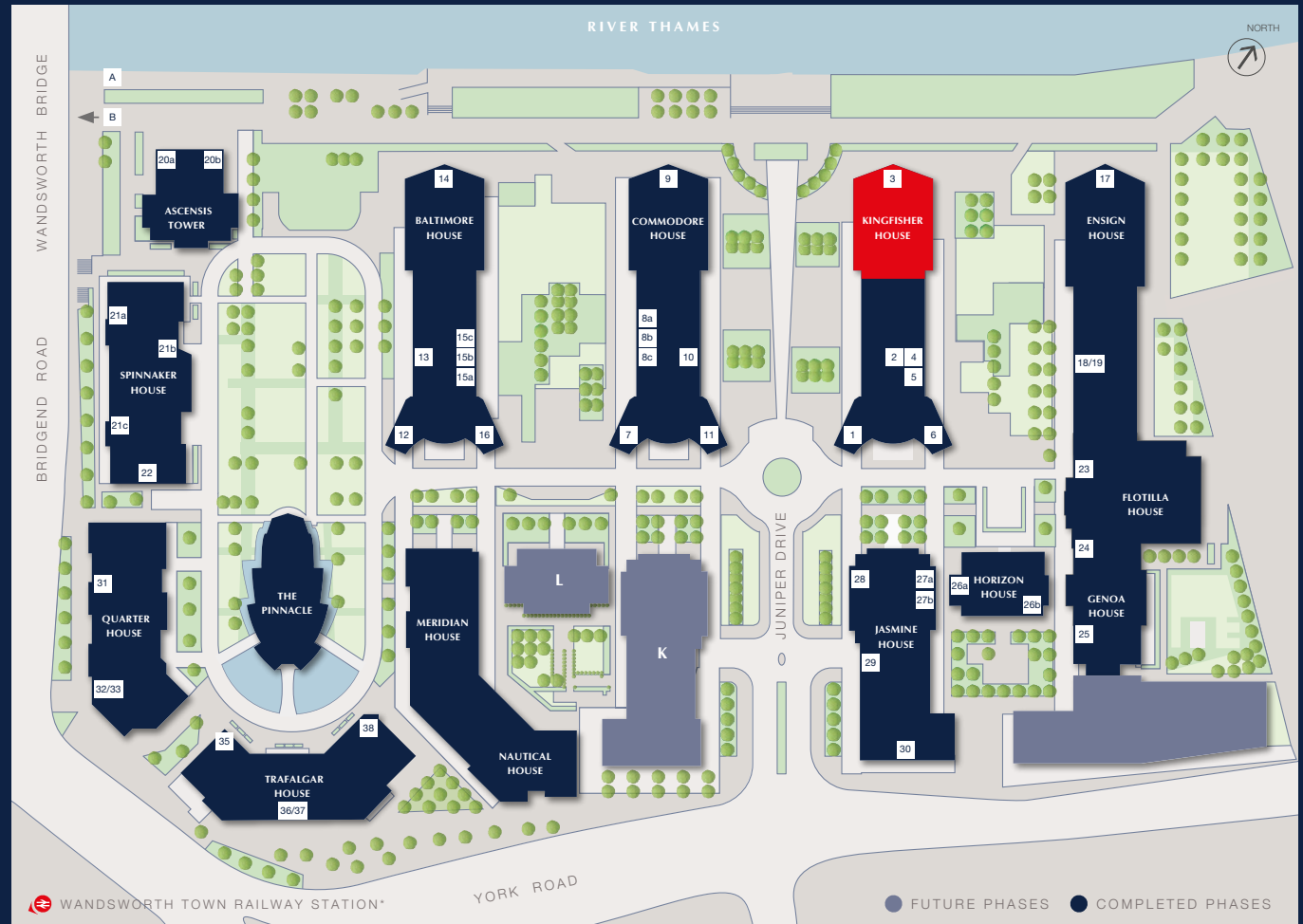
- Flexible planning uses A1/A3/B1 other uses S.T.P.
- Fitted unit with glazed shop front
- Provision of all mains services (no gas)
- Located within a 24 hour managed estate with concierge
- On-site customer underground parking (charged)
- Located near major road links via A3, South Circular (A205) and A24
- Nearby Wandsworth Town railway station provides a quick link to Clapham Junction and onto Waterloo for the national rail network
- London Heliport is a short distance from Battersea Reach
- EPC on request



A THRIVING NEW RIVERSIDE DESTINATION

PLANNED SCHEME 1,350 RESIDENTIAL UNITS
WITH IN EXCESS OF 96% NOW LEGALLY
COMPLETE OR EXCHANGED

1	First Trade	13	Westcott Design	23	Wonder Smile
2	Cake Boy French Pâtisserie and Coffee Shop	14	Young's Waterfront Bar and Restaurant	24	Ocean Dusk
3	Battersea Reach Sales and Marketing Suite	15a	Creativemass	25	Fonehouse
4	Gym & Tonic Residents' Fitness Suite	15b	Elliston & Southwick Fine Wines	26a	PTAH
5	Residents' Business Centre	15c	Martin & Co. Property Management	26b	Arch Angle
6	Bartholomew Landscaping	17	bbodance	27a	Celine Estates
7	Pol Roger	18/19	Riverside Nursery	27b	Passion4Health
8a	Nathan Dew	20a	Vanquish Technologies	28	Project Office
8b	The Authentic Pilates	20b	Andrews International	29	Concierge
8c	Cortisso	21a	VooPrint	30	BoConcept
9	Farr Vintners	21b	Edible Kitchen and Café	31	Smallwood Architects
10	MyHealthcare Clinic	21c	Michaela Mitoi Hair & Beauty Salon	32/33	Cycle Republic
11	Martin & Co.	22	Tesco Express with cashpoint facility	35	Yue Float
12	AB Associates			38	Ô Gourmet Libanais
				A	Riverside Walk
				B	The Ship Bar & Restaurant (through Pier Terrace underpass)



www.batterseareach.com

Available to let or buy, please contact our agents
Hanovergreen or Marchmont for further information:



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Berkeley Group of companies



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