

# Brand New F1 Use Class Space Available Leasehold, Coming Soon

120 Battersea Bridge Road, Battersea, London, SW11 3AF



## Contact

James Strang 07876 637252  
james.strang@rapleys.com

## Key information

- The property forms part of a brand-new redevelopment scheme, which is planned to be completed at the end of August 2024.
- We are seeking expressions of interest for the 999-year leasehold interest, which comprises approximately 325 sqm (3,498 sq ft) NIA of high quality, F1 space.
- The property is located in Battersea, a vibrant and diverse area located in Southwest London, just south of the River Thames from Chelsea.
- The property benefits from prominent street frontage via Battersea Bridge Road.
- The property offers potential for alternative uses, subject to the necessary planning consents and approvals.

## Location

The property is located in the London Borough of Wandsworth and is prominently situated on Battersea Bridge Road (A3220), just south of the River Thames.

Battersea benefits from a mix of amenities and parks, making it a very popular destination to live for young professionals and families.

The area also has a bustling high street with a variety of shops, cafes, and restaurants, as well as a number of parks and green spaces, including Battersea Park, which is a 200-acre open space, only a 6-minute walk away from the property.

There is a strong sense of community in Battersea, with a range of cultural events and activities taking place throughout the year. The area is well connected by public transport, with several train stations and bus routes serving the area, making it a very commuter friendly location.



## Description

The property forms part of a wider redevelopment scheme which is currently under construction and is planned to be completed by the end of August 2024, with occupation possible from September 2024.

The property will comprise approximately 325 sqm (3,497) NIA of high quality, F1 space, over ground and first floor. The space will be fitted out in accord with the LCM specifications. Details for these can be provided upon request.



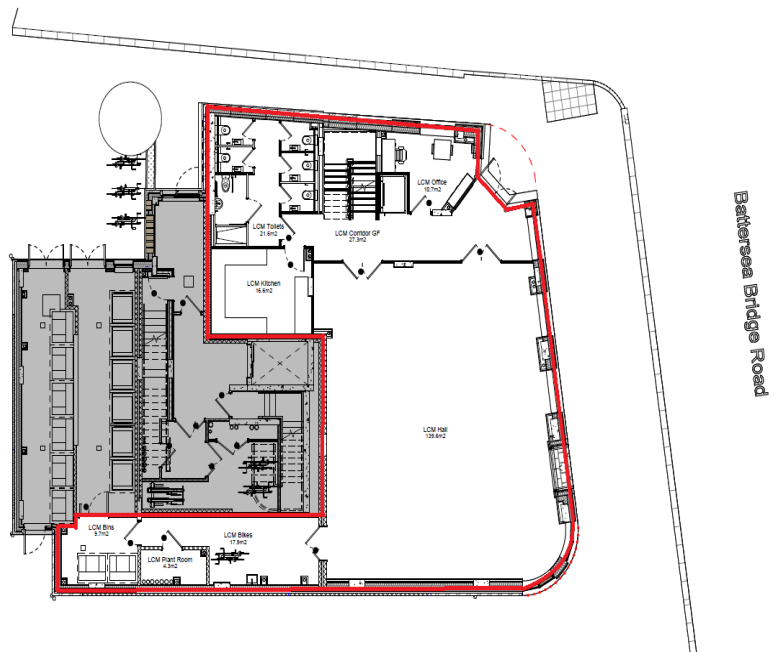
\*Images are for illustrative purposes only

## Accommodation

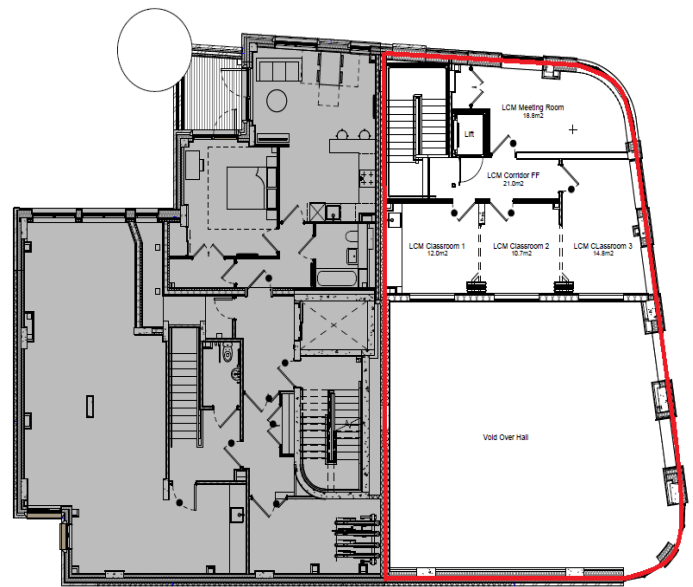
The property comprises the following approximate floor areas:

Area Schedule (GIA)	
Number	Area
Ground Floor	264 m <sup>2</sup>
Mezzanine Floor	81 m <sup>2</sup>
	<b>345 m<sup>2</sup></b>

Room Schedule (NIA)		
Level	Name	Area
Ground Floor	Bikes	18 m <sup>2</sup>
Ground Floor	Bins	10 m <sup>2</sup>
Ground Floor	Corridor GF	27 m <sup>2</sup>
Ground Floor	Hall	140 m <sup>2</sup>
Ground Floor	Kitchen	17 m <sup>2</sup>
Ground Floor	Office	11 m <sup>2</sup>
Ground Floor	Plant Room	4 m <sup>2</sup>
Ground Floor	Toilets	22 m <sup>2</sup>
Mezzanine Floor	Classroom 1	12 m <sup>2</sup>
Mezzanine Floor	Classroom 2	11 m <sup>2</sup>
Mezzanine Floor	Classroom 3	15 m <sup>2</sup>
Mezzanine Floor	Corridor FF	21 m <sup>2</sup>
Mezzanine Floor	Meeting Room	19 m <sup>2</sup>
		<b>325 m<sup>2</sup></b>



① 00 Ground Floor(1)  
1:100



② M01 - Mezzanine Floor  
1:100

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross and net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

## Planning

The use of the property will fall under the Use Class F1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). This allows for a number of community uses, the most common of which are as places of worship, education use and public halls but also as libraries, museums, and or law courts.

The property offers potential for alternative uses, subject to the necessary planning consents and approvals.

## Rating

As a new build, rates will be applicable from the outset and will only become exempt if the first users in the new build end up being a church.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

## Energy Performance

Not yet applicable.

## VAT

The property is not elected for VAT.

## Tenure

Offered leasehold.

## Offers

We are inviting expressions of interest on behalf of the Vendor for the 999-year leasehold interest. Please submit proposals by email to James Strang by **18 July 2024**.

## Viewing & Further information.

Internal viewings will not be held until practical completion and formal handover. External viewings can be undertaken from the road.

Strictly by appointment with the sole agent, Rapleys. Please contact:

James Strang

07876 637252

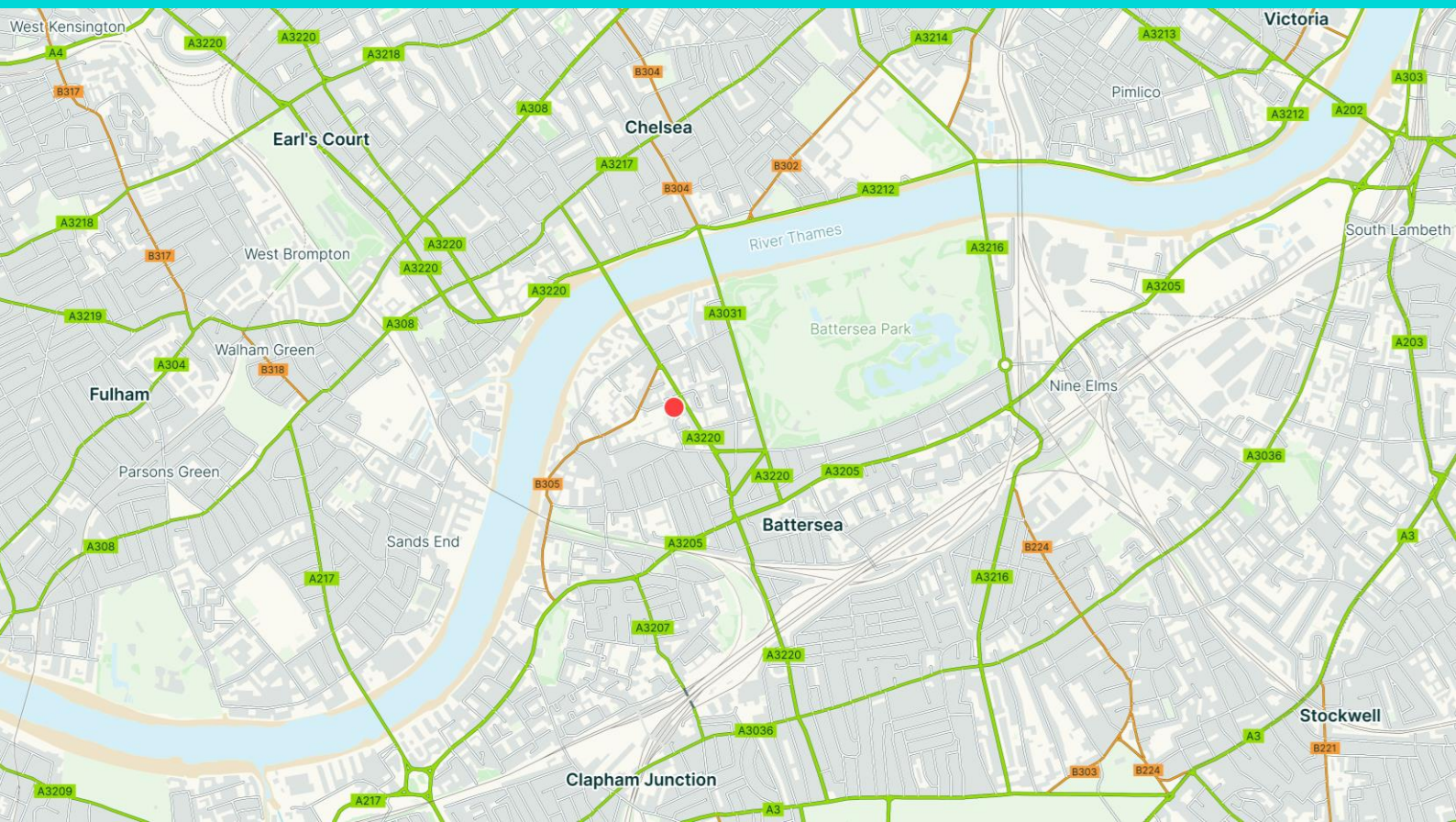
[James.Strang@rapleys.com](mailto:James.Strang@rapleys.com)

## Technical

Access to the information pack is available on request.

## Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.





For further details contact:  
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