

# TO LET

## MODERN RETAIL UNIT (A1 USE)

Tel: 07885 912 982



156 BATTERSEA PARK ROAD SW11 5AP  
APPROX. 420 SQ FT ( 39 SQM)

USE CLASS - A1  
RENTAL - £17,000 PER ANNUM EXCLUSIVE

# 156 BATTERSEA PARK ROAD LONDON SW11 5AP.

## Description

A self-contained ground floor retail unit under the use A1 use (normal retail) with the benefit of a return frontage. The unit offers an open plan sales area combined with modern features and benefits from excellent natural light. Amenities include wood flooring, W.C & shower, recessed spotlights and a tea-point.





### Location

Located on Battersea Park Road and at the junction of Beechmore Road and within easy access to Battersea Park mainline and Clapham Junction less than a mile away. There are also various bus routes that serve the area to most destinations.

### ❖ Specifications

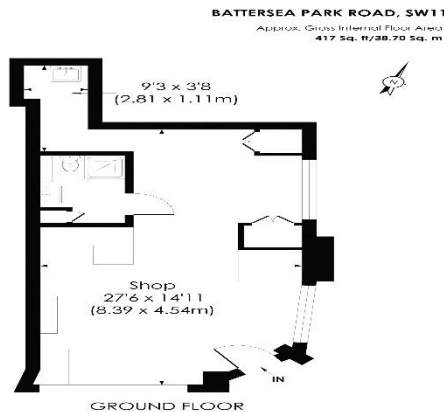
- ❖ Return frontage
- ❖ Recessed spotlights
- ❖ Wood floors
- ❖ W.C / Shower
- ❖ Tea-point
- ❖ Excellent natural light
- ❖ Close to all amenities

### EPC

Being processed.

### Floor Area

Ground Floor 420 sq ft (39sqm)



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The floor plan has been prepared for the purpose of information only and does not constitute an offer of any kind. It is not intended to be used as a basis for any decision. The floor plan is not a substitute for a full survey and all of the appropriate enquiries should be made. The floor plan is not a substitute for a full survey and all of the appropriate enquiries should be made.

### Term

A new lease offered on terms by arrangement.

### Service Charge

Re-charge of buildings insurance.

### Business Rates

To be confirmed.

### Rent

£17,000 per annum exclusive

### VAT

The building is elected for VAT.

### Further Details

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