



ROBINSON WEBSTER

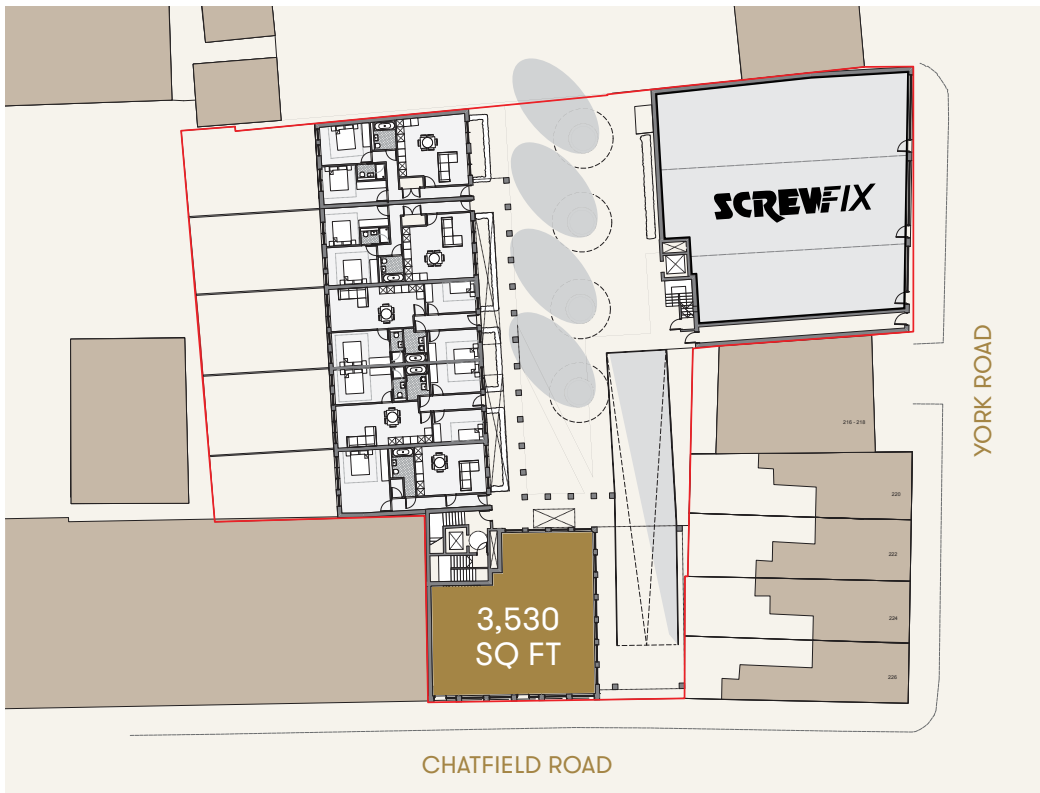
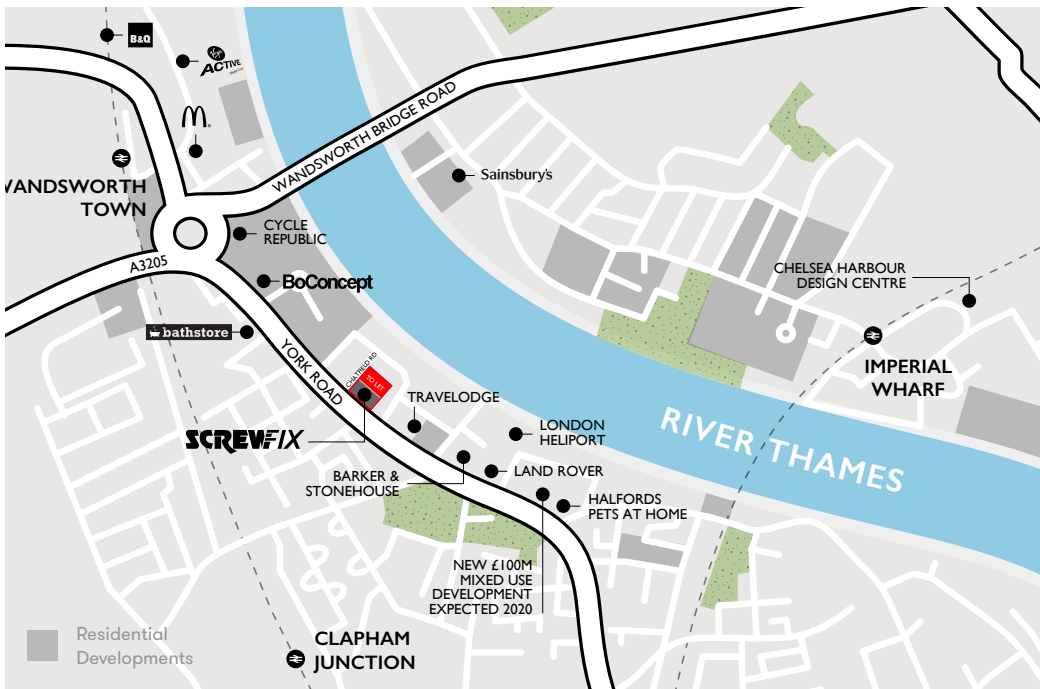
INDEPENDENT RETAIL PROPERTY ADVISORS

SW11

2 CHATFIELD ROAD  
BATTERSEA  
LONDON

ADJACENT TO NEW **SCREWFIX**  
A1/B1 (D1-D2 USE SUBJECT TO PLANNING)





## LOCATION

The subject property occupies a prominent position on York Road, the main arterial route from Putney/Wandsworth to Vauxhall, linking north over the river Thames to Fulham and Chelsea. The Thames Path behind the subject site links Battersea Reach to the London Heliport (400 metres to the North) along with a selection of hotels in the immediate vicinity, which include **Crowne Plaza, Rafayel, Travelodge** and **Holiday Inn Express**. Clapham Junction Station is located approximately 600 metres to the south east.

Complimentary occupiers in the immediate vicinity include **Cycle Republic, Battersea Land Rover, Bo Concept, Barker & Stonehouse, Bathstore, Homebase, Pets at Home** and **Halfords**.

## TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of 15 years subject to 5 yearly upward only rent reviews.

## RATES

The units are yet to be assessed for rating purposes and interested parties are advised to make their own enquiries through Wandsworth Council – telephone 020 8871 6000.

## RENT

On application.

## ACCOMMODATION

Ground	1,400 sq ft
Basement	2,130 sq ft
<b>Total</b>	<b>3,530 sq ft</b>

## SPECIFICATION

The Units will be handed over in shell and core condition. Further information is available on request.

## TIMING

The units will be available from Q1 2018.

## EPC RATING

Available Upon Request.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint sole agents:



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