

**LEWIS  
& CO**



**UNIT A, 12-18 RADSTOCK STREET**

**BATTERSEA, SW11 4AT**

**CLASS E - FOR SALE / MAY LET**

**1,439 SQ FT**



# UNIT A, 12-18 RADSTOCK STREET BATTERSEA, SW11 4AT

# LEWIS &CO

## DESCRIPTION

A rare opportunity to acquire a high-quality ground floor Class E commercial unit extending to approximately 1,439 sq ft. The property is available for only the second time since it was built in 2016.

It benefits from excellent natural light from an extensive return frontage. The unit sits within a strong residential and commercial catchment and is ideally suited to a range of occupiers including medical, wellness, fitness, office or retail uses.

## LOCATION

Situated in the heart of Battersea, adjacent to the Royal College of Art and behind the iconic Foster & Partners HQ. It's a well-established and vibrant South West London district. The area providing immediate access to a wide range of cafés, restaurants, gyms and retail amenities.

Clapham Junction is the nearest station, and several bus routes providing easy access to it's services into central London and to the southwest.

## SPECIFICATION

- 2.93m floor to ceiling height
- Separate kitchen and W.C
- Glazed prominent return frontage
- Good transport links
- Majority open plan

## FLOOR AREAS

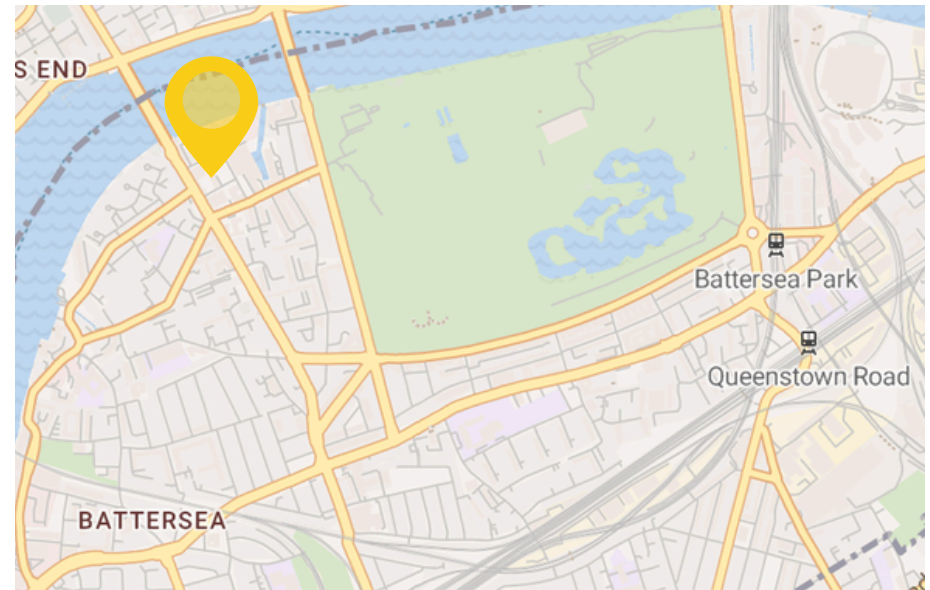
Floor	sq ft	sq m
Ground	1,439	134

## TERMS

Long leasehold with c. 988 years remaining, or a new occupational lease to be agreed.

## PRICING

£725,000 OR £50,000  
PER ANNUM EXCLUSIVE



## RATES

Interested parties are advised to make their own enquiries with the local authority.

## SERVICE CHARGE

Running at approx £5,000 pa.

## VAT

The property is elected for VAT.

## EPC

51-C

## VIEWING

Strictly by appointment through the sole agents.

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