



UNIT 2 | CHATFIELD ROAD · BATTERSEA SW11

On the instructions of the receivers an independent, self-contained office unit is available on the ground floor of this newly built apartment block, ideally located just moments from Clapham Junction, Wentworth Bridge, and the River Thames, in the heart of Battersea. The building is adjacent to a pedestrianised walkway which takes you on to the towpath to the Thames with numerous restaurants and pubs, plus excellent access for cyclists and runners.

The unit is offered in shell and core condition, providing a blank canvas for bespoke fit-out. It measures approximately 600 sq ft.

Available for sale on 900+ year leases (virtual freehold) | Service Charge £1,180.59 per annum.

Guide Price **£390,000** Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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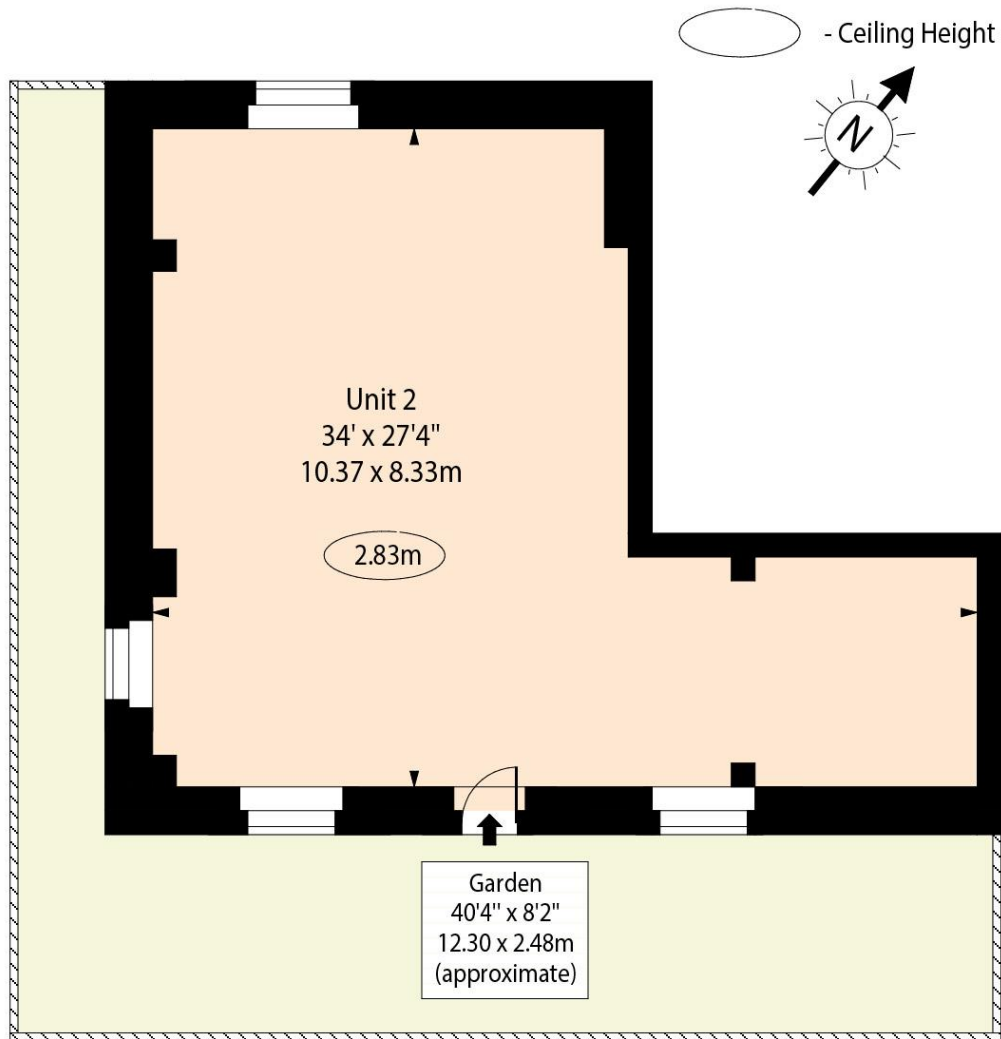


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Commercial Office, Unit 2,
Chatfield Road, SW11



Ground Floor

Approx Gross Internal Area 667 Sq Ft - 61.99 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.52251

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy performance certificate (EPC)

Unit 2 56 Chatfield Road London SW11 3UL	Energy rating	Valid until: 2 May 2035
	B	Certificate number: 2064-3935-3682-6974-7202

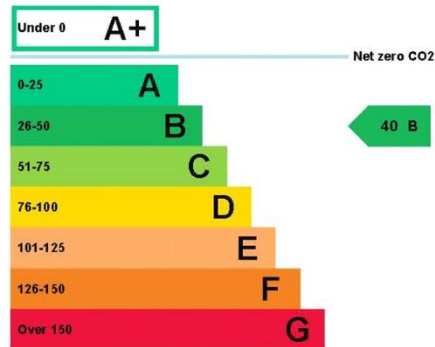
Property type	Offices and Workshop Businesses
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	13 A
If typical of the existing stock	53 C

