

BRIDGES COURT ROAD

BATTERSEA, SW11 3GX

FOREST

REAL ESTATE

FOR SALE

1,400 SQ FT

Modern Business Unit with Prominent Corner Frontage

Key Features

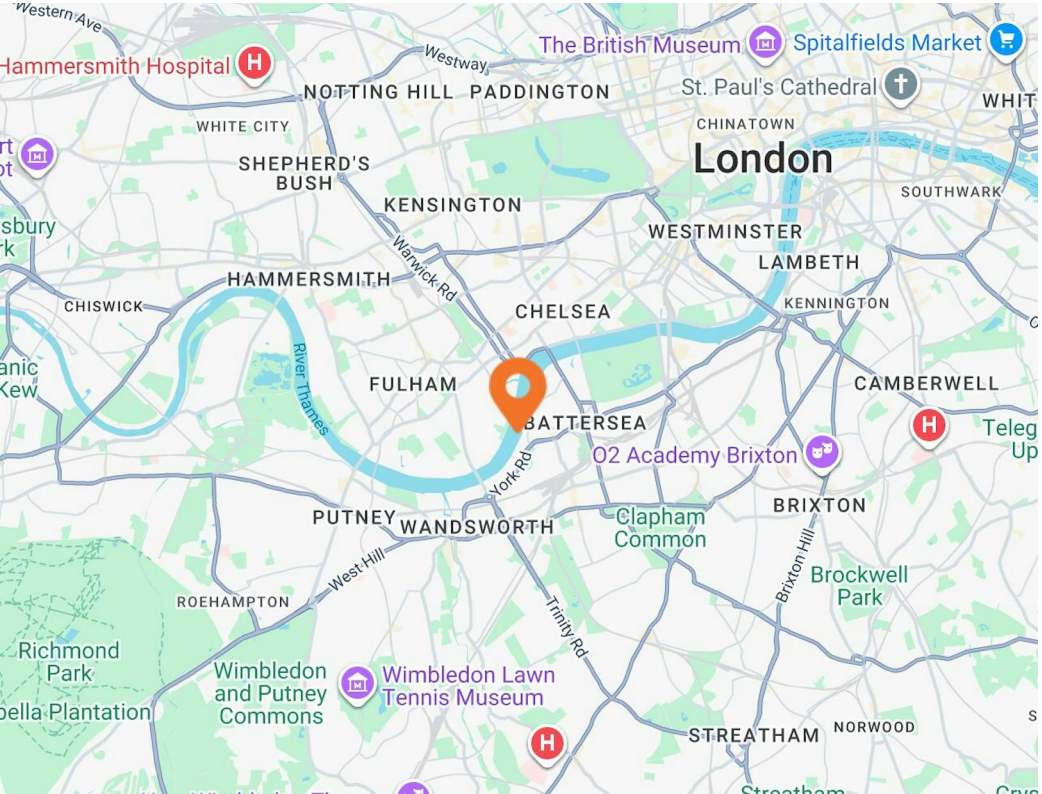
- Long Leasehold (131 years)
- Air Conditioning
- Glass Partition Offices
- Raised Floor
- Mezzanine Office
- Adjacent to the River Thames
- 5 Parking Spaces
- Large Corner Frontage
- Use Class E
- Mostly Open Plan
- Dedicated Storage Room
- Walking Distance of Clapham Junction Station





Orbis Wharf, Bridges Court Road
Battersea, SW11 3GX





Description

This modern, self-contained business unit offers a prominent and highly visible corner frontage, ideal for showcasing your brand to passing footfall. The property also includes the rare benefit of three dedicated parking spaces, providing valuable convenience for staff or clients.

Internally, the unit has been fitted to a high specification, featuring glass-partitioned offices that create a contemporary and professional working environment. Additional features include air conditioning, raised access flooring for flexible cabling and layout, two WCs, a well-appointed kitchen, and a private storage room—ensuring a fully functional and self-sufficient space for a wide range of occupiers.

Presently used as an office, the property is exceptionally versatile and would suit a variety of alternative uses, including retail, healthcare, wellness, or leisure operations, under the flexible Use Class E.

Location

Set against the backdrop of one of London's most vibrant regeneration zones, including the landmark Battersea Power Station development, the location has become a magnet for innovative businesses and creative industries. A wealth of nearby amenities—riverside dining, boutique cafés, fitness centres, and green spaces like Battersea Park—make Bridges Court Road an attractive and energising environment for businesses looking to thrive in a well-connected, fast-developing part of the capital.

Bridges Court Road offers a prime commercial setting in the heart of Battersea, perfectly positioned near the River Thames and within walking distance of Clapham Junction—one of London's busiest transport hubs, providing fast connections to Victoria, Waterloo, and the South East. The area also benefits from easy access to the newly extended Northern Line at Battersea Power Station, along with nearby River Bus services at Plantation Wharf Pier, offering a scenic and efficient commute to central London. Frequent local bus routes and dedicated cycling infrastructure further enhance connectivity.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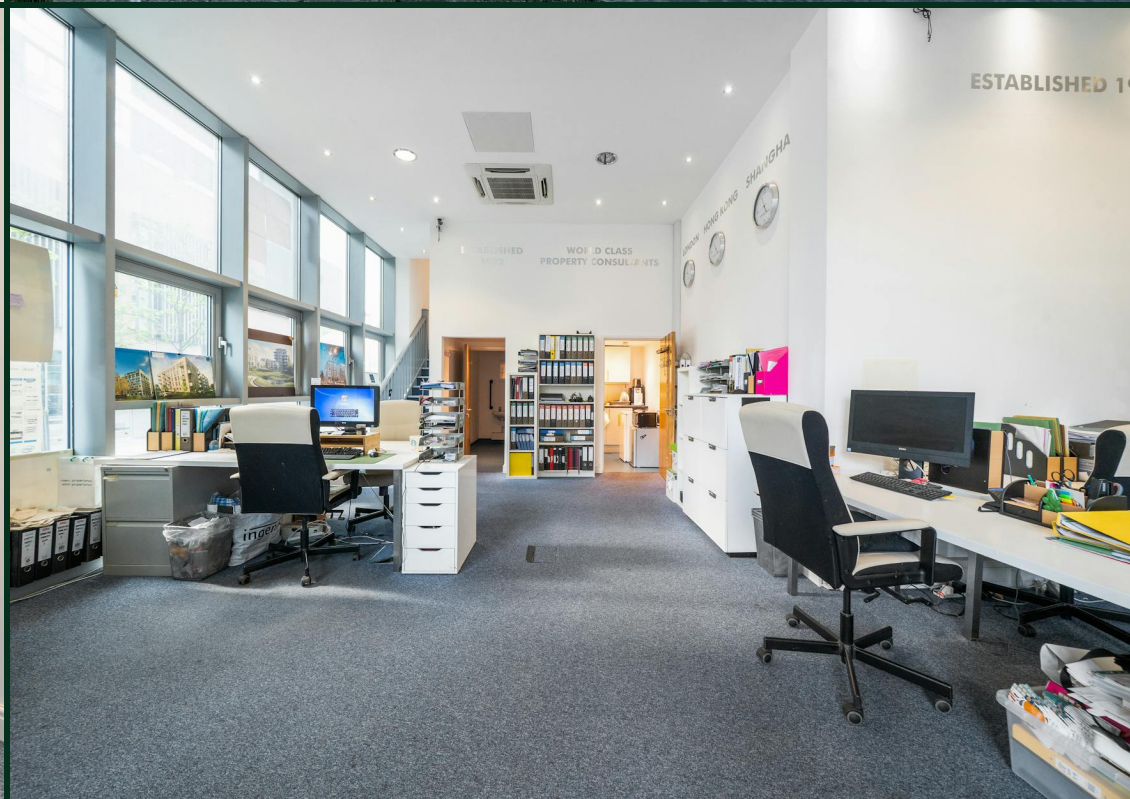
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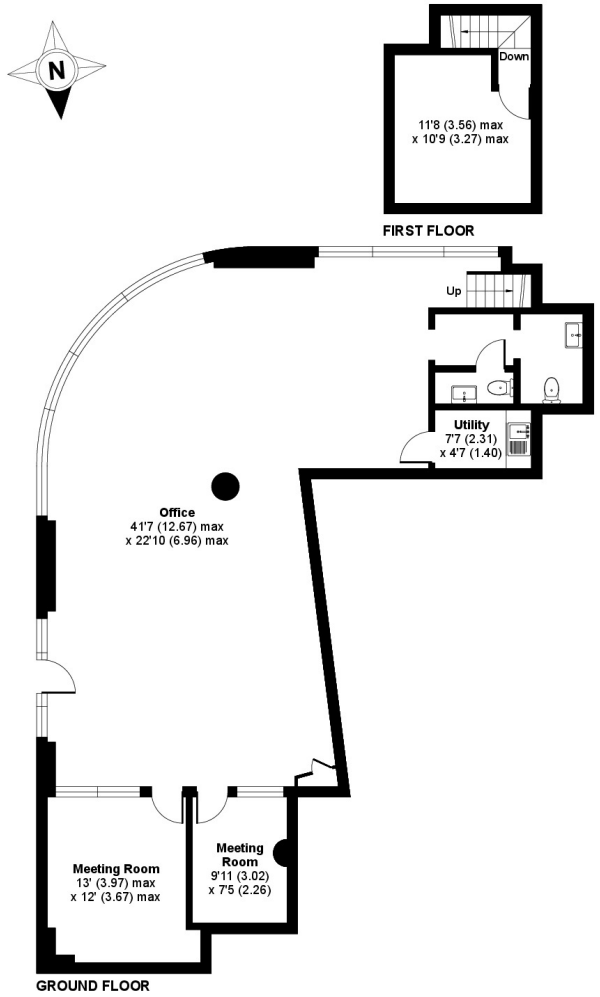
Plans

Floor Plan

Bridges Court Road, London, SW11



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Forest Real Estate Limited. REF: 1282612

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,272	118.17
1st	128	11.89
Total	**1,400**	**130.06**

Price	£595,000
Rates	Applicants are to make their own enquiries to the London Borough of Wandsworth.
Service Charge	£7,000 per annum
VAT	Applicable
EPC	C (63)

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