



USP.

346 Queenstown Road,
London, SW8 4NQ

**Ground Floor Commercial Unit
Available To Let / For Sale**

2,596 SQ FT

Available Now

usp.london
020 3757 7777

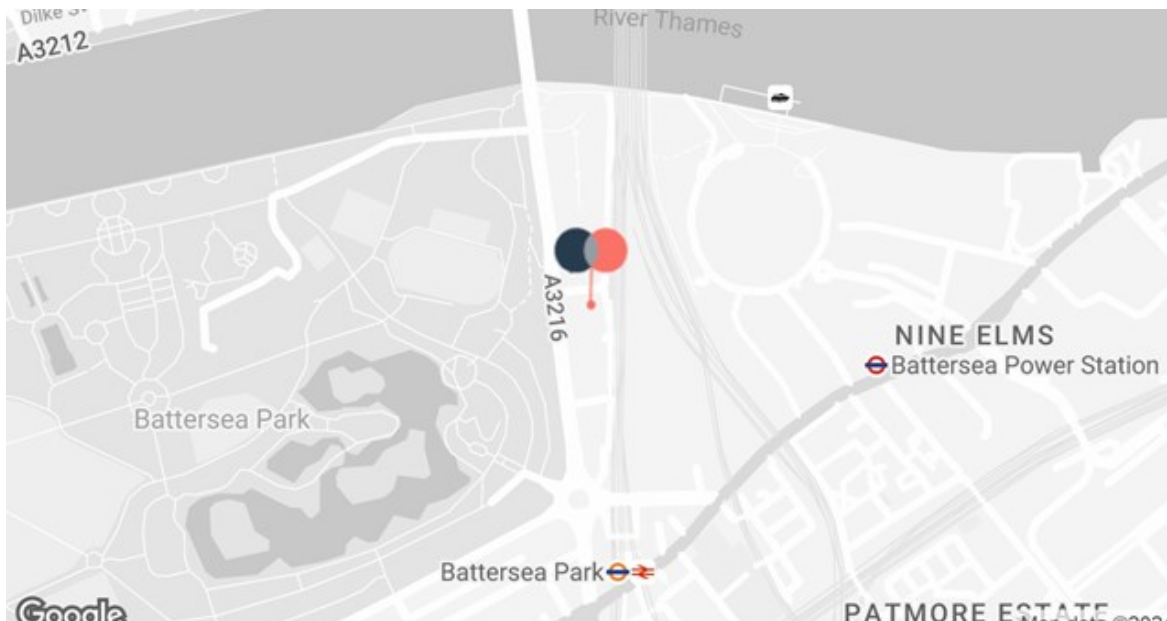
Accommodation

Floor	Availability	Area (sq ft)	Price
Ground Floor	Available	1,429	POA
Lower Ground Floor	Available	1,167	POA

Amenities

Self contained	Opposite Battersea Park
Partially fitted	Class E Unit
Excellent Transport Links	Battersea Power Station a short walk away





Description

Self Contained Premises Directly Opposite Battersea Park

The unit provides self contained E use class premises arranged over the Ground and Lower Ground floors which forms a larger Berkeley Group Development directly opposite Battersea Park. The premises provides partially fitted office accommodation but would also be suitable for other uses subject to planning.

The unit is located directly opposite Battersea Park. It benefits from fantastic transport links with Battersea Park Station (overground) being an 8 minute walk away, Battersea Power Station (underground northern line) being an 10 minute walk and Queenstown Road Station (overground) being an 11 minute walk. This provides superb access to Central London as well as the South West.

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Further Information

A new lease is available direct from the landlord or a virtual freehold can be purchased.

Rent/Price

£35.00 per sq ft / £1,050,000

Service Charge

£1.64 per sq ft

Rates

Est £8.77 per sq ft

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 08/05/2026