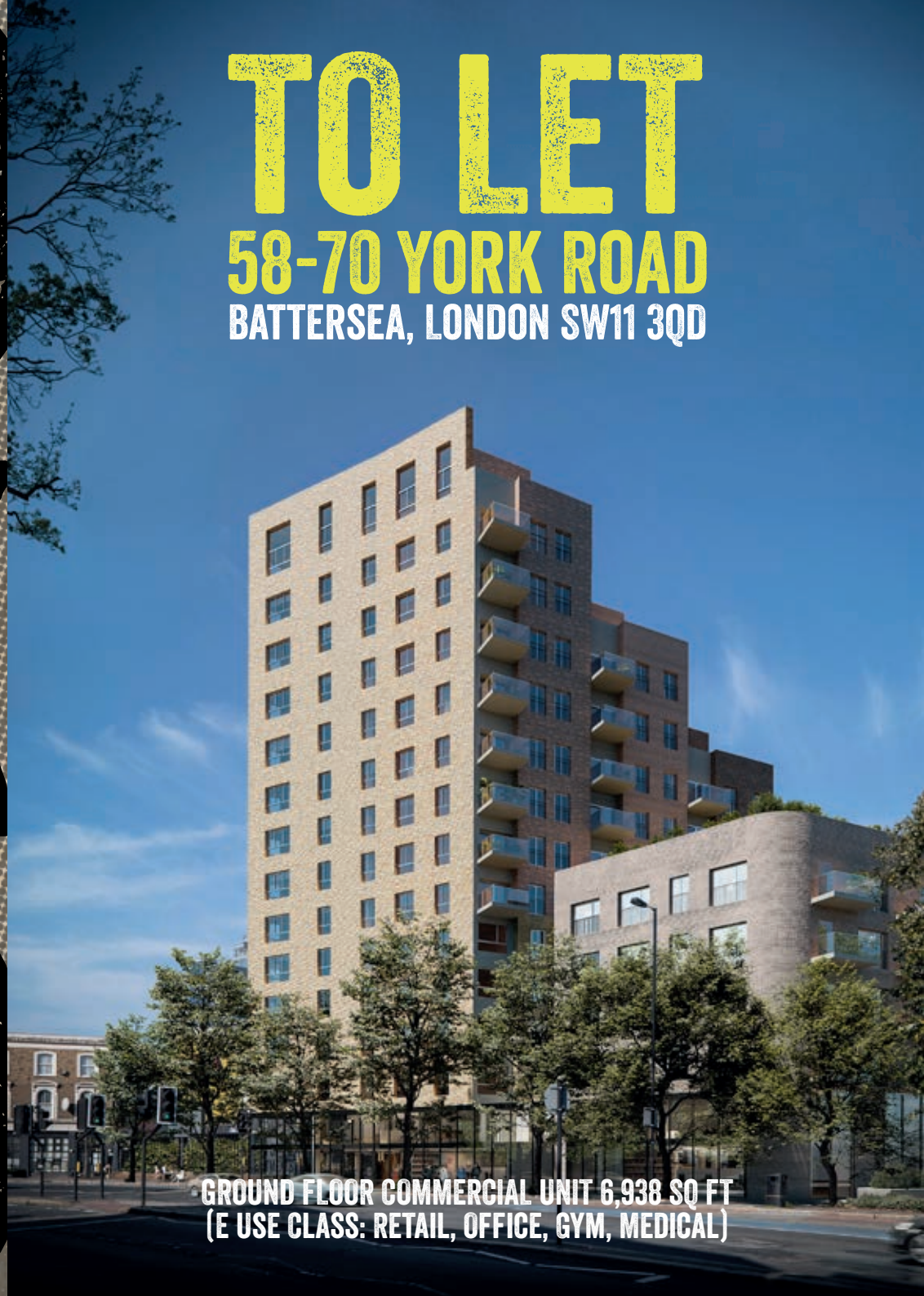
58-70 YORK ROAD

TO LET

58-70 YORK ROAD

BATTERSEA, LONDON SW11 3QD



GROUND FLOOR COMMERCIAL UNIT 6,938 SQ FT
(E USE CLASS: RETAIL, OFFICE, GYM, MEDICAL)

58-70 YORK ROAD, A PERFECTLY SITUATED COMMERCIAL UNIT.

Nestled on the south side of the river Thames in between two bridges, Wandsworth Bridge and Battersea Bridge, 58-70 York Road is situated in a densely residential area where locality and community are key to this thriving neighbourhood. It currently has a mix of new-build housing and older established communities. Battersea Park is approx. 15 minutes walk away and 25 minutes walk for the scenic riverside route along The Thames Path.

Add to this the fantastic transport links from Clapham Junction (the UK's busiest interchange station) and other surrounding stations and you've got the perfect commercial premises for your business.



WITH GREAT TRANSPORT LINKS TO THE REST OF LONDON AND BEYOND...

On foot

- 10 MINS* BATTERSEA SQUARE
- 11 MINS* CLAPHAM JUNCTION
- 18 MINS* WANDSWORTH TOWN
- 22 MINS* CLAPHAM COMMON

By bike

- 08 MINS* CLAPHAM COMMON
- 09 MINS* WANDSWORTH COMMON
- 10 MINS* BATTERSEA PARK
- 10 MINS* KING'S ROAD

By train

- 06 MINS† VAUXHALL
- 07 MINS† VICTORIA
- 09 MINS† WATERLOO
- 26 MINS† GATWICK

By train + overground

- 17 MINS† SLOANE SQUARE
- 18 MINS† BANK
- 21 MINS† OXFORD CIRCUS
- 27 MINS† CANARY WHARF

Overground

- 08 MINS† CLAPHAM HIGH STREET
- 14 MINS† SHEPHERD'S BUSH
- 15 MINS† PECKHAM RYE
- 35 MINS† SHOREDITCH HIGH STREET

Travel times stated are approximate, calculated at optimum travel times *from 58-70 York Road using google.co.uk/maps and †from Clapham Junction using tfl.gov.uk.

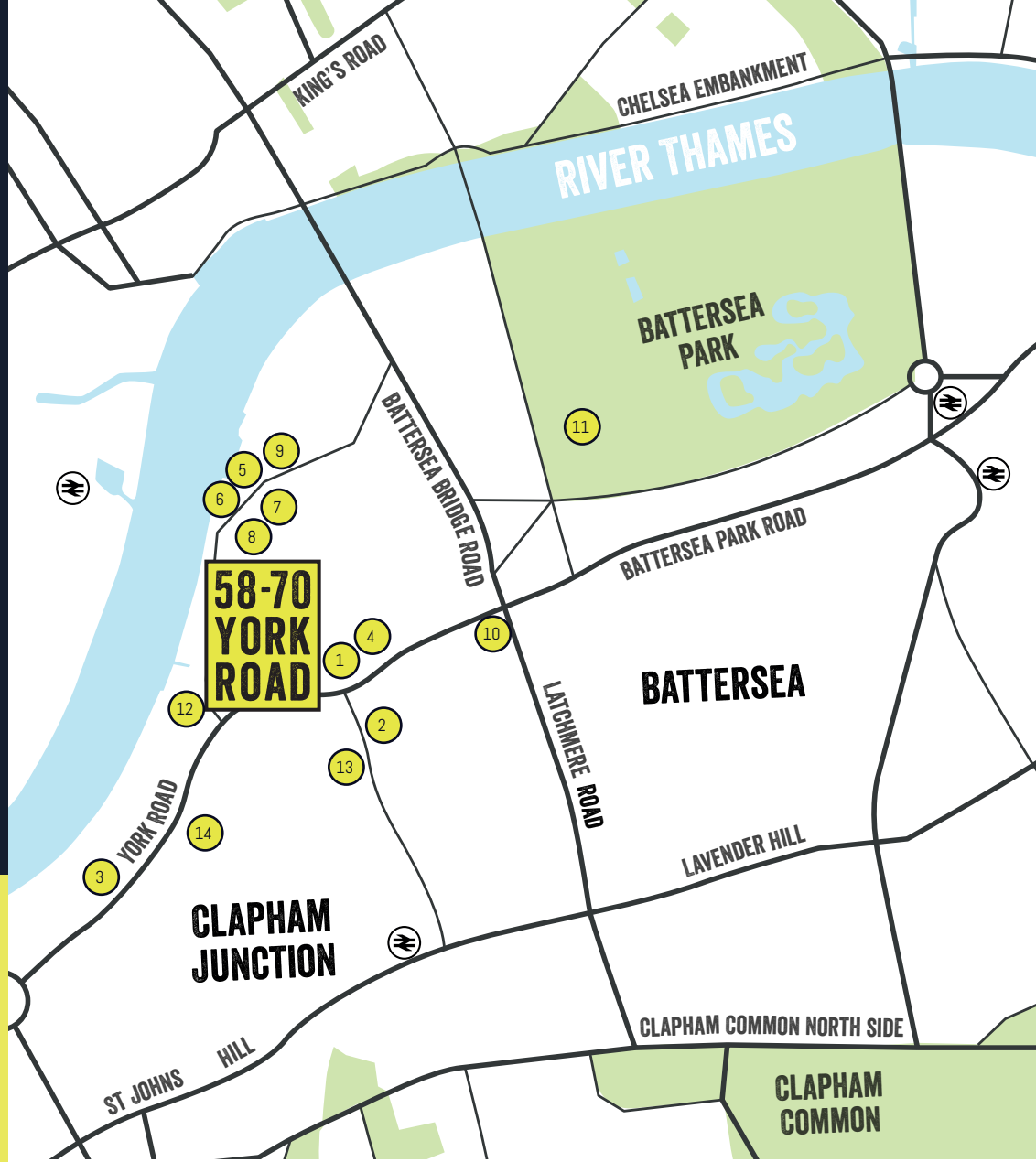
SURROUNDED BY LOCAL AMENITIES & RESIDENTIAL DEVELOPMENTS

Just moments away from the Thames and Clapham Junction, right in the midst of Wandsworth Town, Northcote Road, and Battersea Village— 58-70 York Road is surrounded by everything that makes this area exceptional.

Battersea has recently experienced a swathe of investment. A Northern line extension to serve the rejuvenated Power Station. The Winstanley Estate, located just behind 58-70 York Road, is undergoing a £1.4bn regeneration project, which will be centered around a new park and include amenities like a health centre, co-working space, and library. These improvements are also attracting new residents, including the Royal Academy of Dance (RAD). In short, significant changes are underway, all for the better.

WINSTANLEY ESTATE £1.4BN REGENERATION PROJECT BY WANDSWORTH COUNCIL

CODA	VIEWPOINT	JUNCTION HOUSE	VISION POINT
299 NEW HOMES	192 NEW HOMES	93 NEW HOMES	77 NEW HOMES



1. Sainsbury's Local
2. Tesco Express
3. Travelodge Battersea – hotel
4. Battersea Flower Station – florist
5. London House: Gordon Ramsey – restaurant
6. Gail's Bakery
7. Mazar (Lebanese) – restaurant
8. Le QuecumBar & Brasserie (French)– restaurant
9. Melanzana (Italian) – restaurant
10. The Latchmere Pub & 503 Theatre
11. Battersea Park
12. Battersea Helipad/Heliport
13. Energie Fitness Battersea
14. The Anchor Pub

PARK DOGS HOME POWER STATION BATTERSEA IS KNOWN FOR MANY THINGS

58-70 York Road is perfectly placed for easy access to everything the surrounding area has to offer.

Battersea embodies South West London's laid-back lifestyle, making it the perfect retreat from the bustle of the city. The area's most famous landmarks first put it on the map, and now the transformation of the iconic Power Station into a vibrant entertainment hub is reaffirming its place as one of London's most popular neighbourhoods. Not that it needed much help, with its abundance of restaurants, bars, shops, beautiful park, excellent transport links, and prime riverside location.















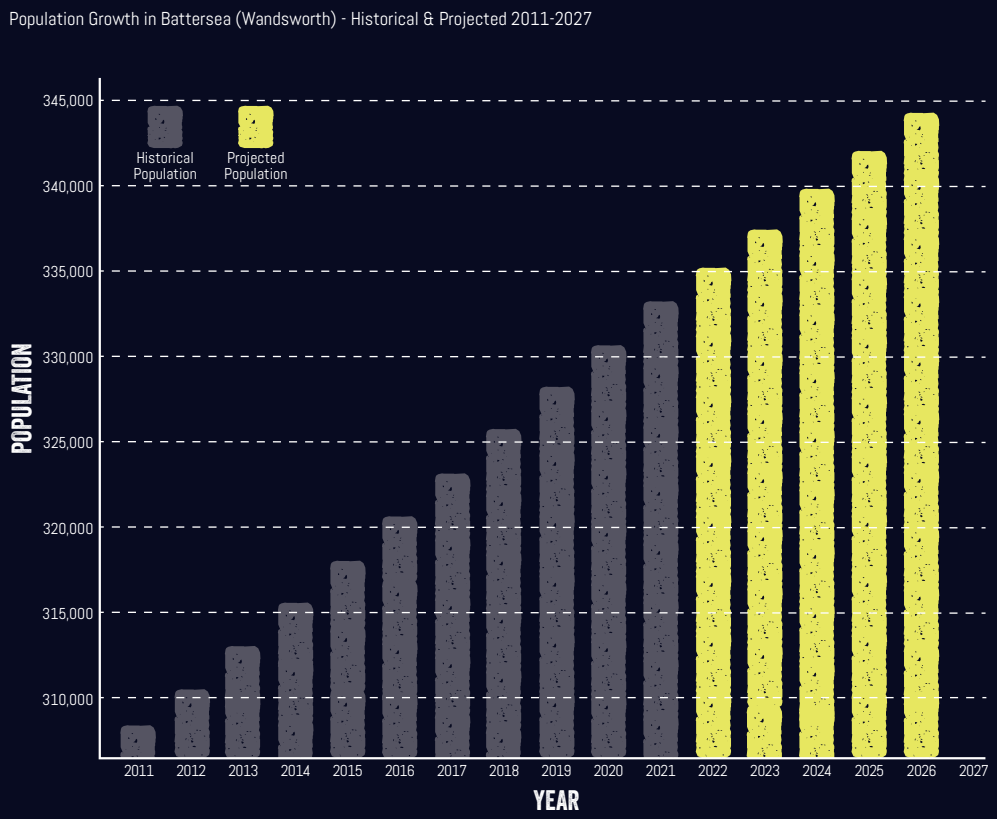
1. Battersea Park Pagoda
2. Go Ape at Battersea Park
3. Northcote Records
4. Putt in the Park
5. Battersea Arts Centre
6. Clapham Junction Station
7. Thames & Albert Bridge

DEMOGRAPHIC

Battersea, including areas like York Road, has seen significant population growth in recent years, largely driven by urban regeneration projects, housing developments, and its increasing appeal as a residential hub in London.

- In 2020 the London Borough of Wandsworth had a population of around 329,700*, up from about 307,000 in 2011.
- 98,000 residents within 45,000 households within 1 mile of 58-70 York Road**.
- The median age for residents in the area is generally lower compared to the national average in the UK.
- The area's younger age profile is also reflected in a relatively high proportion of working-age adults, particularly in the 25-44 age range.

Given the scale of ongoing development, population growth in the York Road and Battersea area is expected to continue. It is likely to attract both domestic and international residents due to its high-end developments and improved infrastructure.



KEY STATS

LONDON BOROUGH OF WANDSWORTH POPULATION

329,700

(2020 ESTIMATE)**

98,000

RESIDENTS WITHIN

1 MILE

OF 58-70 YORK RD**

YOUNGER AGE PROFILE PARTICULARLY IN THE

25-44YRS AGE RANGE

* Estimated (awaiting 2021 UK census data) ** Expedia data

DESCRIPTION

The property is arranged over the ground floor and basement of this 14-storey mixed commercial and residential development.

The ground floor will be delivered as shell and core to a specification to be agreed. The basement will provide plant, storage and WCs. Completion of the scheme is anticipated in Q4 2024.

ACCOMODATION

GROUND FLOOR
6,385 SQ FT (593.2 SQ M)

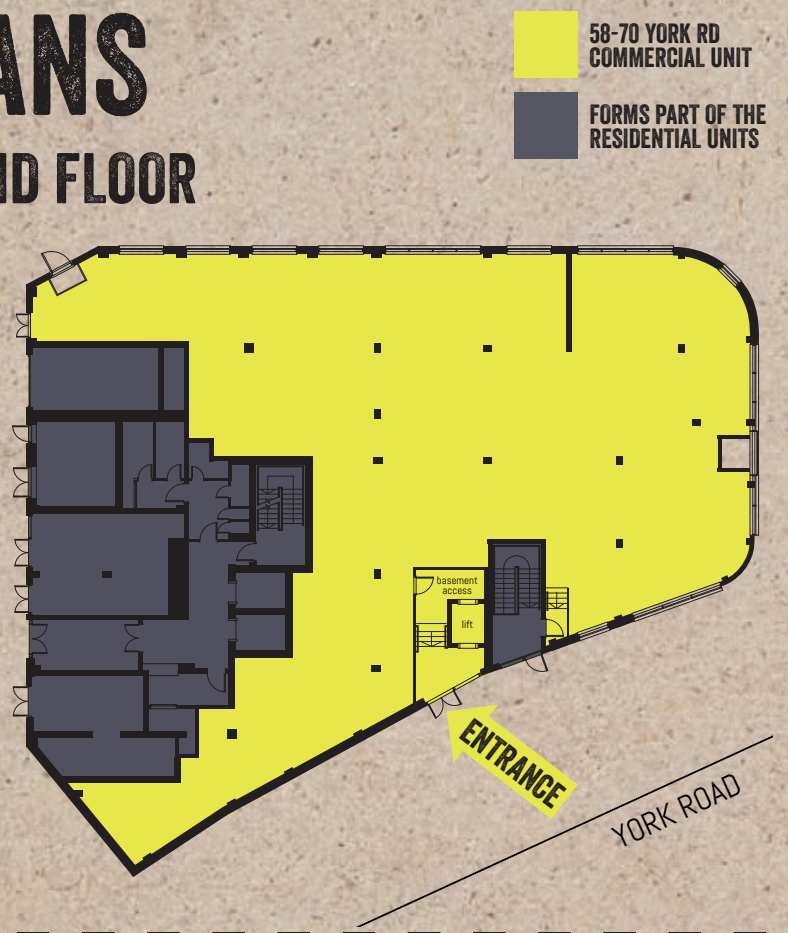
BASEMENT
553 SQ FT (60.7 SQ M)

RENT & TERMS

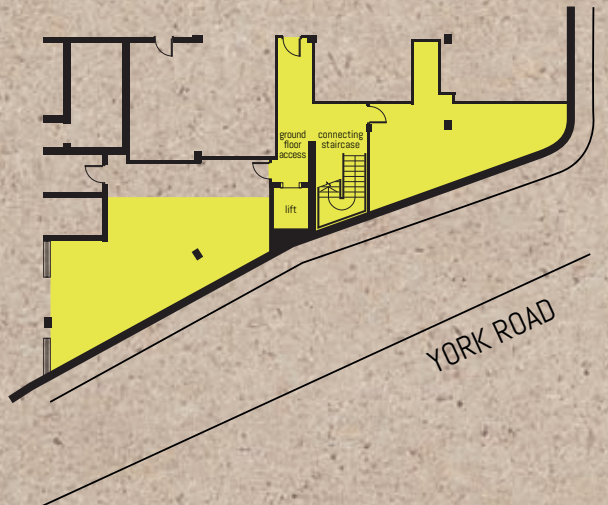
RENT	£29.50 per sq ft exclusive
TERMS	Available on a new lease from landlord
RATES	To be assessed
EPC	To be assessed

PLANS

GROUND FLOOR

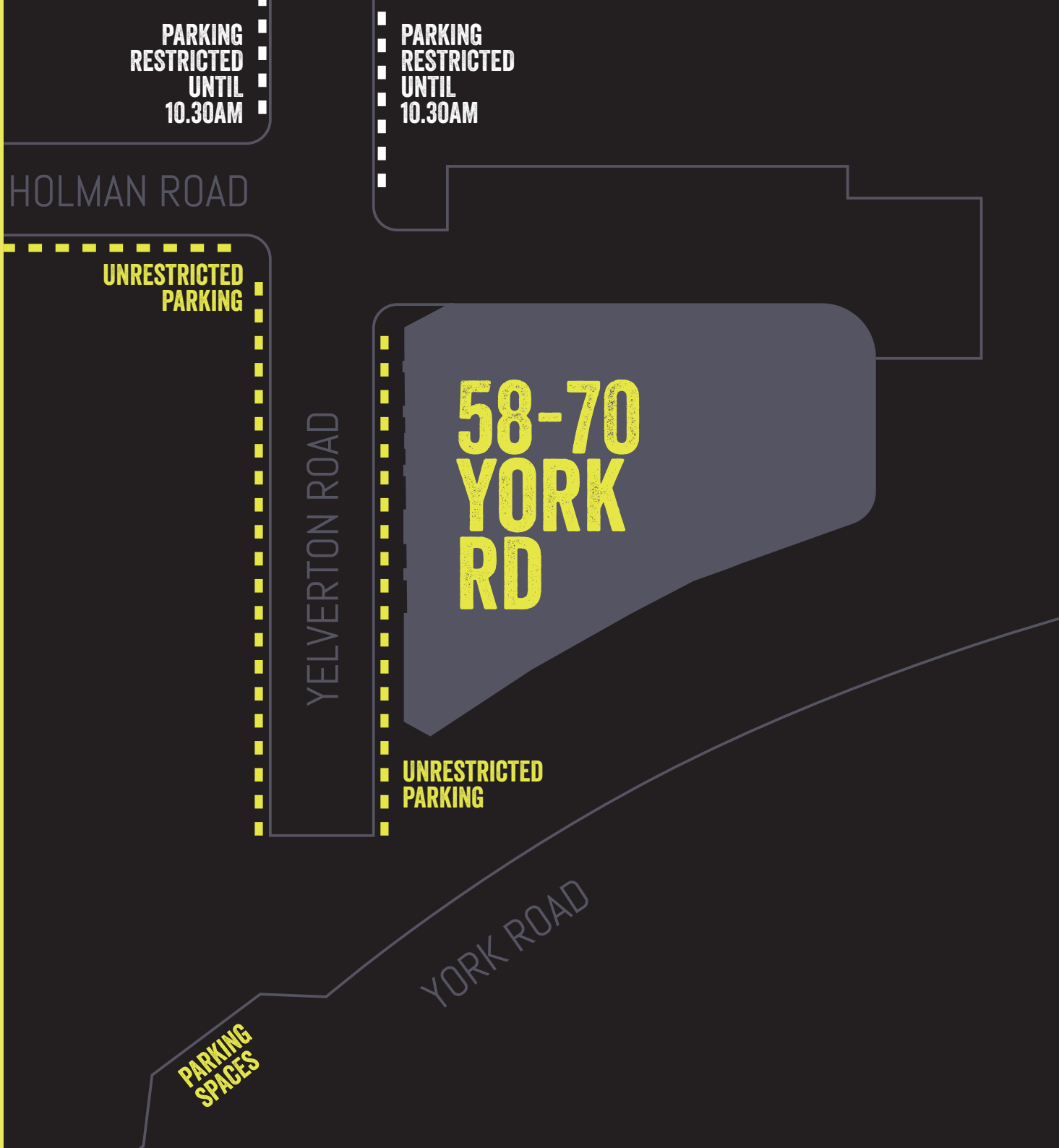


BASEMENT



PARKING

Although there is no designated parking available for the 58-70 York Road site there's a host of options in the surrounding streets as outlined here.



58-70 YORK ROAD, BATTERSEA, LONDON SW11 3QD



AND IF YOU WANT TO FIND OUT MORE

Lambert Smith Hampton

LIZZIE BOSWELL
Mob: 07731 528980
Email: LBoswell@lsh.co.uk

HARRY GELDER
Mob: 07873 619947
Email: HGelder@lsh.co.uk

USP.

MARK FISHER
Mob: 07899 895710
Email: markf@usp.london

OLIVIA STAPLETON
Mob: 07562 624652
Email: olivia@usp.london

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH & USP as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH & USP or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in and information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS. Date published: Oct-2024