

USP.

58-70 York Road,
Battersea, SW11 3QD

**MIXED USE TO RENT**

**6,938 SQ FT**

usp.london
020 3757 7777

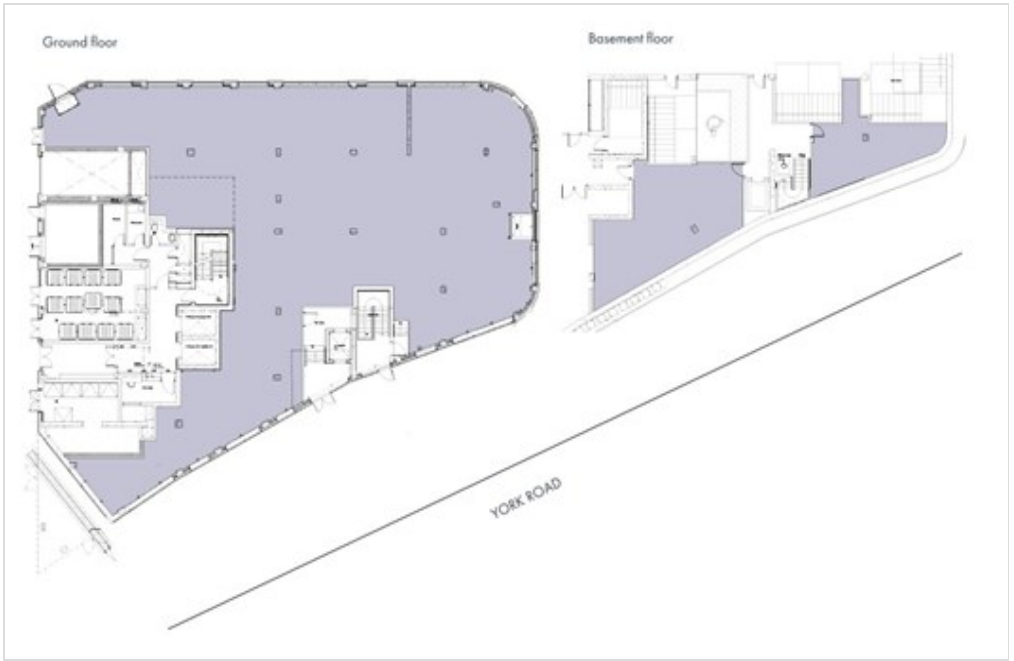
## Accommodation

| Floor | Availability | Area (sq ft) | Desks | Rent (psf) | Fit Out |
|---|---|---|---|---|---|
| Ground Floor | Available | 6,385 | | £29.50 | |
| Basement | Available | 553 | | £29.50 | |

## Amenities

- Shell and core
- Off street parking nearby
- Self-contained
- Excellent location
- E Use Class: Retail, Office, Gym, Medical

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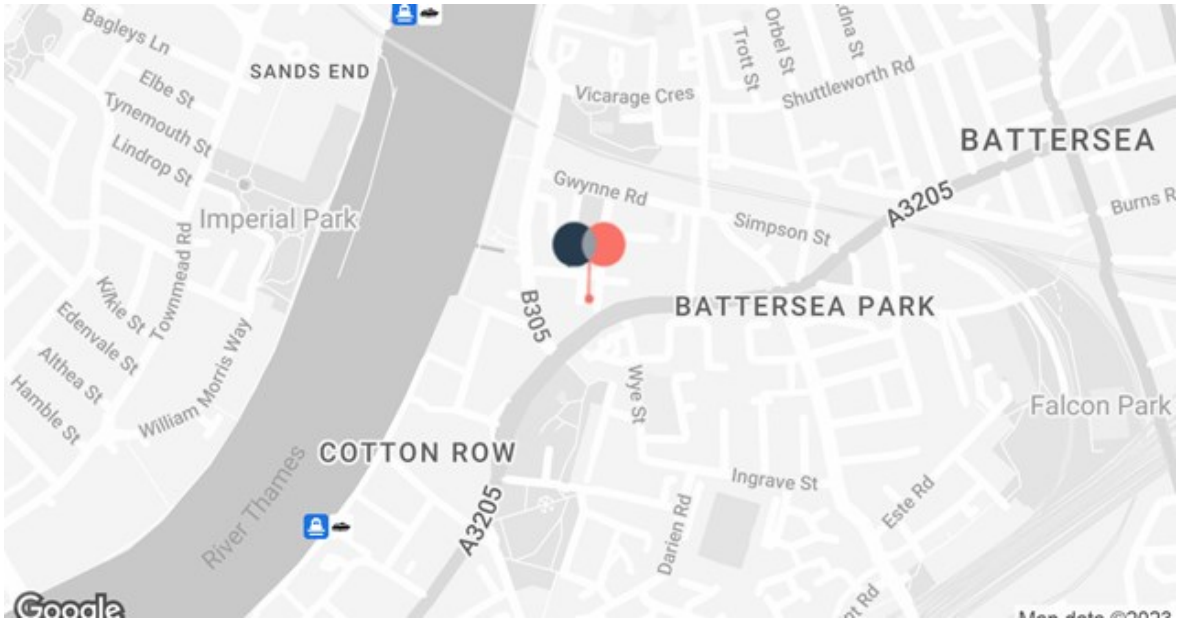


## Description

### GROUND FLOOR COMMERCIAL UNIT TO LET (E USE CLASS: RETAIL, OFFICE, GYM, MEDICAL)

The property is arranged over the ground floor and basement of this 14- floor 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.

The building is well located, situated close to fantastic transport links from Clapham Junction (the UK's busiest interchange station) and other surrounding stations.

The area is served by a variety of attractive local businesses, including shops, cafés, restaurants, fitness studios/gyms and a theatre.

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## Further Information

Available on a new lease direct from the landlord.

**Rent**
£29.50 psf

**Service Charge**
To be assessed.

**Rates**
To be assessed.


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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


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