



To Let

Prince of Wales Drive is a mixed use development comprising residential, office & retail/restaurant space close to Battersea Power Station.

- New development
- Close proximity to the River, Battersea Park & Battersea Power Station
- Office space is arranged over Ground and Lower Ground floor
- 3.8m clear floor to ceiling height

Unit J2, Prince Of Wales Drive

Battersea, London, SW8 4BL

6,945 sq ft

645.21 sq m

Reference: #18775

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Summary

Available Size	6,945 sq ft / 645.21 sq m
Rent	Rent on Application
Service Charge	£8.50 per sq ft Estimate
Estate Charge	£1.50 per sq ft Estimate
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Prince of Wales Drive proudly sits at the gateway to Battersea, Chelsea and Nine Elms, neighbouring historic Battersea Park and the new Battersea Power Station – connecting the two areas with expansive public realm, 2.5 acres of which are green open space.

Over 93,000 sq. ft. of commercial spaces occupy ground and lower ground floor levels of the development and all have access to the public gardens, public piazza and landscaped walkways.

Current onsite neighbours include The Gym Group and Tesco Express, and we are welcoming an exciting new bar and restaurant later this summer and a nursery in early 2022.

Location

Prince of Wales Drive is part of the Nine Elms on the South Bank Regeneration Area, one of the largest regeneration areas in London, and will look to

provide:

- 482 acres of redevelopment
- C.2.8m sq. ft. of office space
- Up to 25,000 new jobs
- 20,000 new homes
- 11 hotels

Located in Zone 1 between Battersea Park and the iconic Battersea Power Station, Prince of Wales Drive benefits from excellent transport links. Access to both an Underground and Overground station are less than a 5 minutes' walk away. The new Northern line extension, due to open later in 2021, will reduce journey times to the City and West End to under 15 minutes.

Heathrow Airport is a c.16 miles west with Gatwick airport a 45 minute journey on the train from Battersea Park station, providing international travel. The Eurostar at Kings Cross & St Pancras will be accessed via the Northern Line extension in 20 minutes.

Accommodation

Unit J2 fronts Prince of Wales Drive and offers self-contained space at ground floor level with a lower ground element suitable for break out, meeting room or other uses. The corner unit overlooks the central amenity square and benefits from generous 3.8m ceiling height.

Floor/Unit	Description	sq ft	Availability
Ground	Suite J2 - Ground	5,970	Under Offer
Lower Ground	Suite J2 - Lower Ground	975	Under Offer
Total		6,945	





