

# 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



## **Unit J2, Prince Of Wales Drive**

Battersea, London, SW8 4BL







#### 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	

~· · · · · ·

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 06/03/2024





























