

Sale and rental
opportunities ■

Battersea Reach

SW18 1TA
From c.1,500 sq. ft.



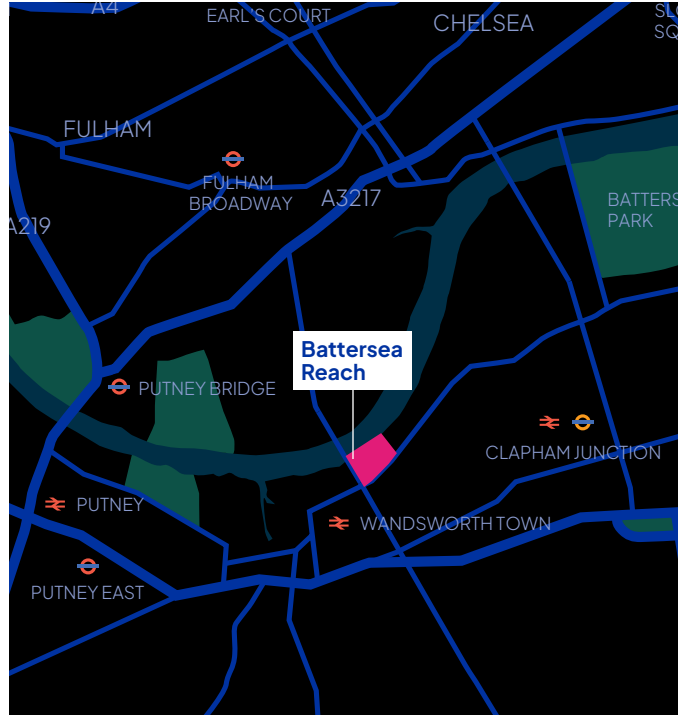
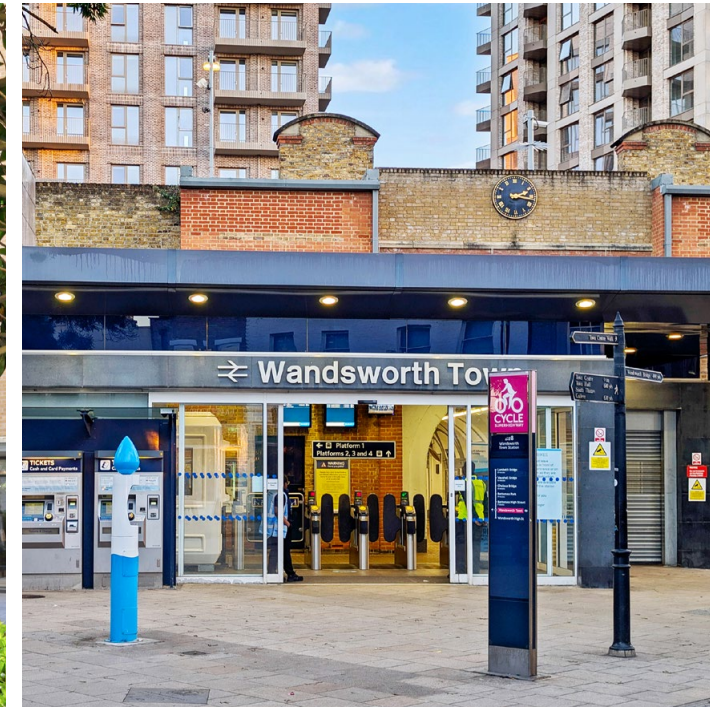


St George
Designed for life



Houston
Lawrence

**Vibrant riverside
community with
over six acres of
green space**



Ideal for
Business



Ideal for
Leisure



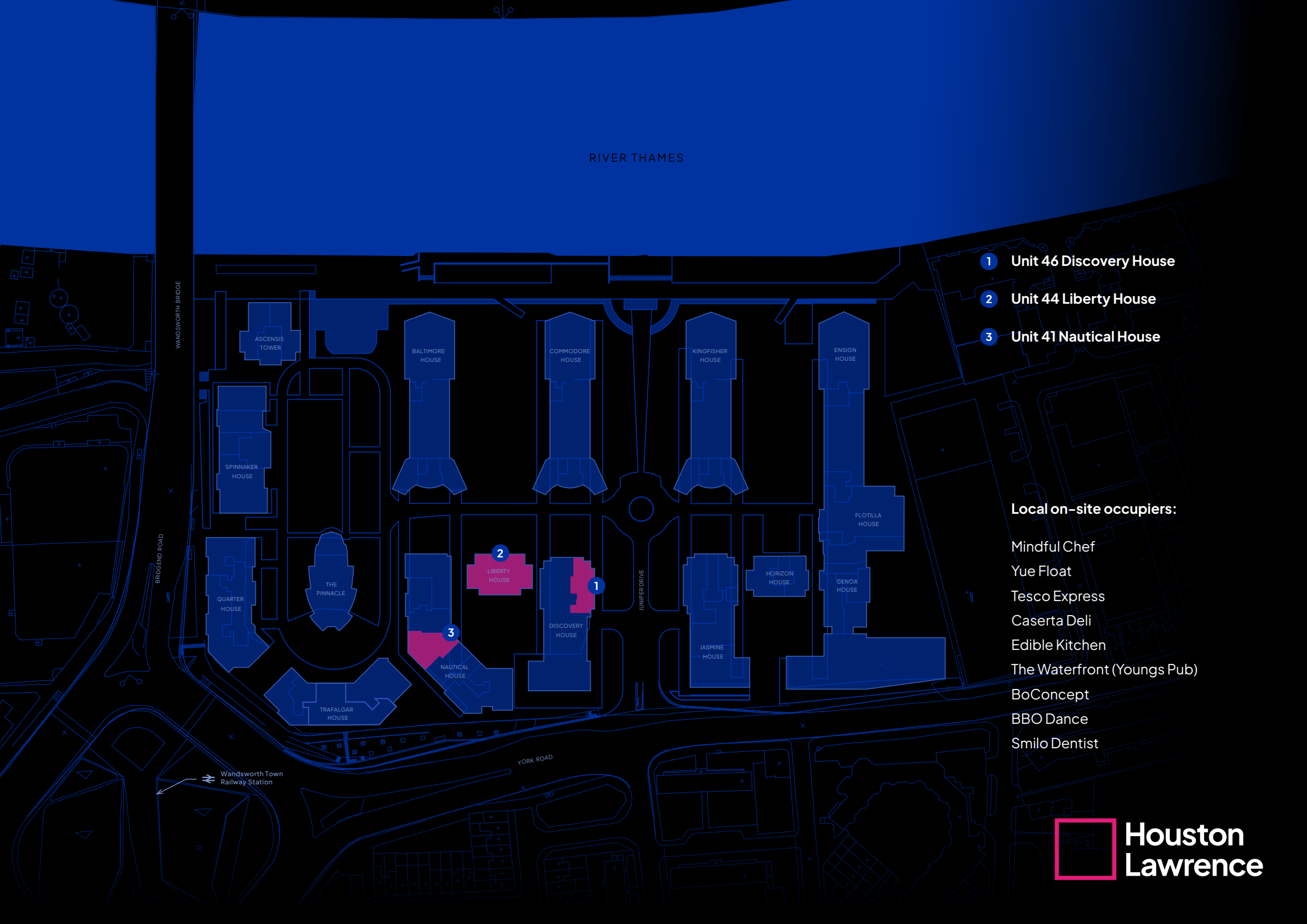
Ideal for
Educational



Ideal for
Medical

Ideal for
Office





RIVER THAMES

WANDSWORTH BRIDGE

BRIDGEND ROAD

JUNIPER DRIVE

YORK ROAD

Wandsworth Town
Railway Station

- 1 Unit 46 Discovery House
- 2 Unit 44 Liberty House
- 3 Unit 41 Nautical House

Local on-site occupiers:

Mindful Chef
Yue Float
Tesco Express
Caserta Deli
Edible Kitchen
The Waterfront (Youngs Pub)
BoConcept
BBO Dance
Smilo Dentist

For sale / for rent ■

1 Unit 46 Discovery House

2 Unit 44 Liberty House

3 Unit 41 Nautical House



Ground floor commercial units



Glazed front.



Flexible use.



Lease terms to be agreed.



999 year long leasehold.



Cycle racks.



24 hour managed estate and concierge.

COMMERCIAL
UNITS AVAILABLE
900 SQ FT -
3,000 SQ FT

TO LET OR FOR SALE
FLEXIBLE USES PERMITTED

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I
S
C



**Houston
Lawrence**

Unit 46

Discovery House 1



1,858 sq. ft.



Shell and core condition.



Flexible use.



Rent: £60,385 per year +vat.
Sale price: £650,300 +vat.

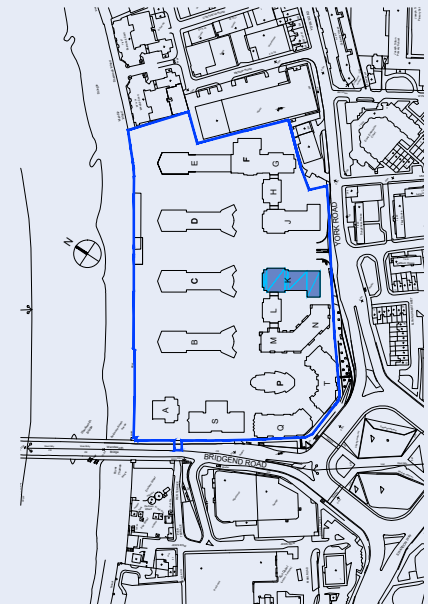
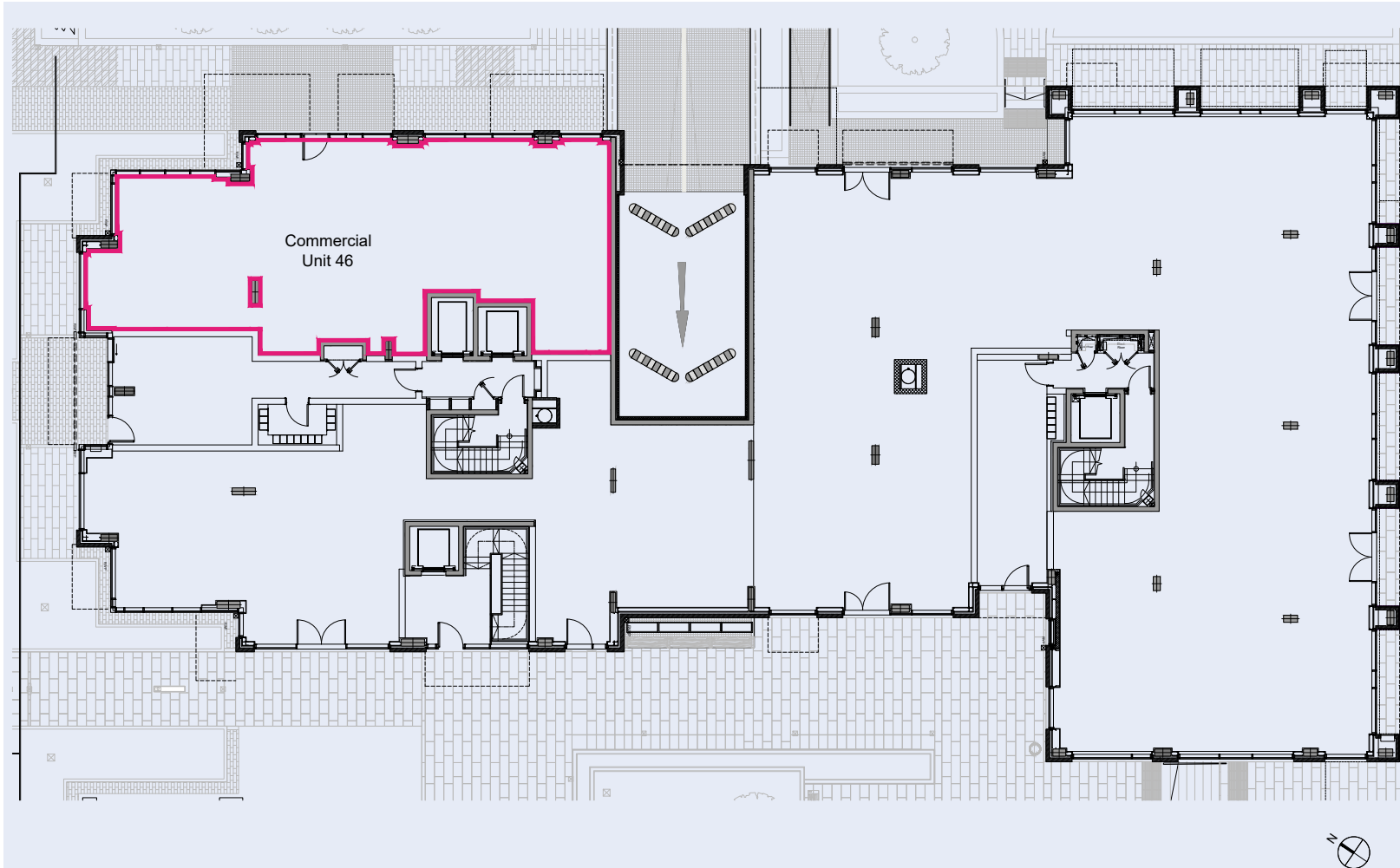


Contact George Rowling
george@houstonlawrence.co.uk
07806 853 718



Unit 46

Discovery House



Location Plan

02

Scale 1:5000

KEY:

- Estate Demise
- Property Demise

Contact George Rowling
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Unit 44 Liberty House ²



3,186 sq. ft.
Can be split from
c. 1,500 – 3,186 sq. ft.



Shell and core
condition.



Flexible use.



Rent (whole unit):
£103,545
per year + vat.



Rent (split options):
from £48,750
per year + vat.



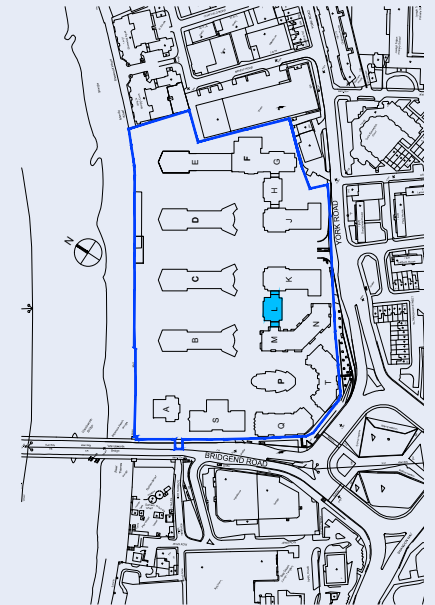
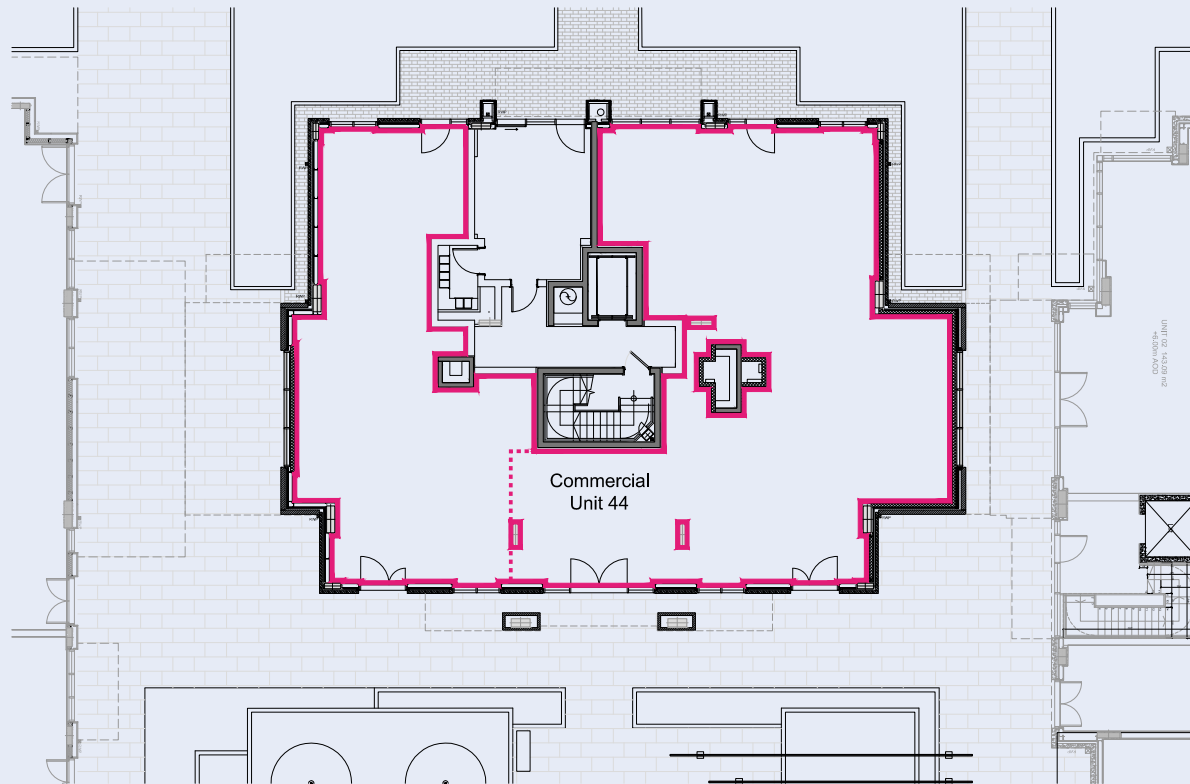
Sale price:
£1,115,100 +vat.



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Unit 44

Liberty House



KEY:

-  Estate Demise
-  Property Demise
-  Potential to split from c.1,500 sq. ft.



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Unit 41

Nautical House ³



2,280 sq. ft.



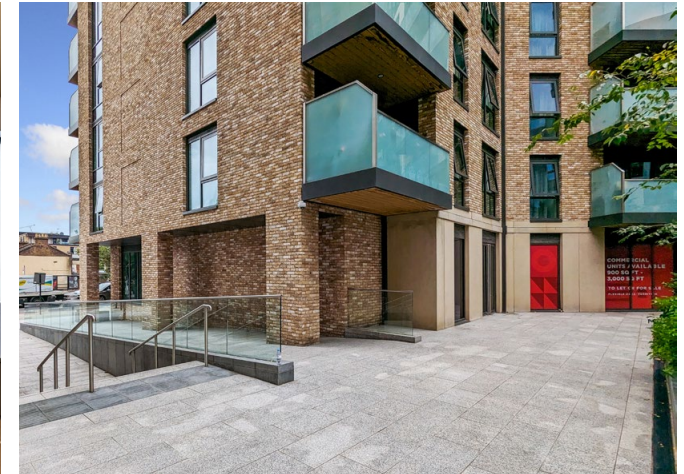
Part fitted with
flooring and lighting.



Flexible use.



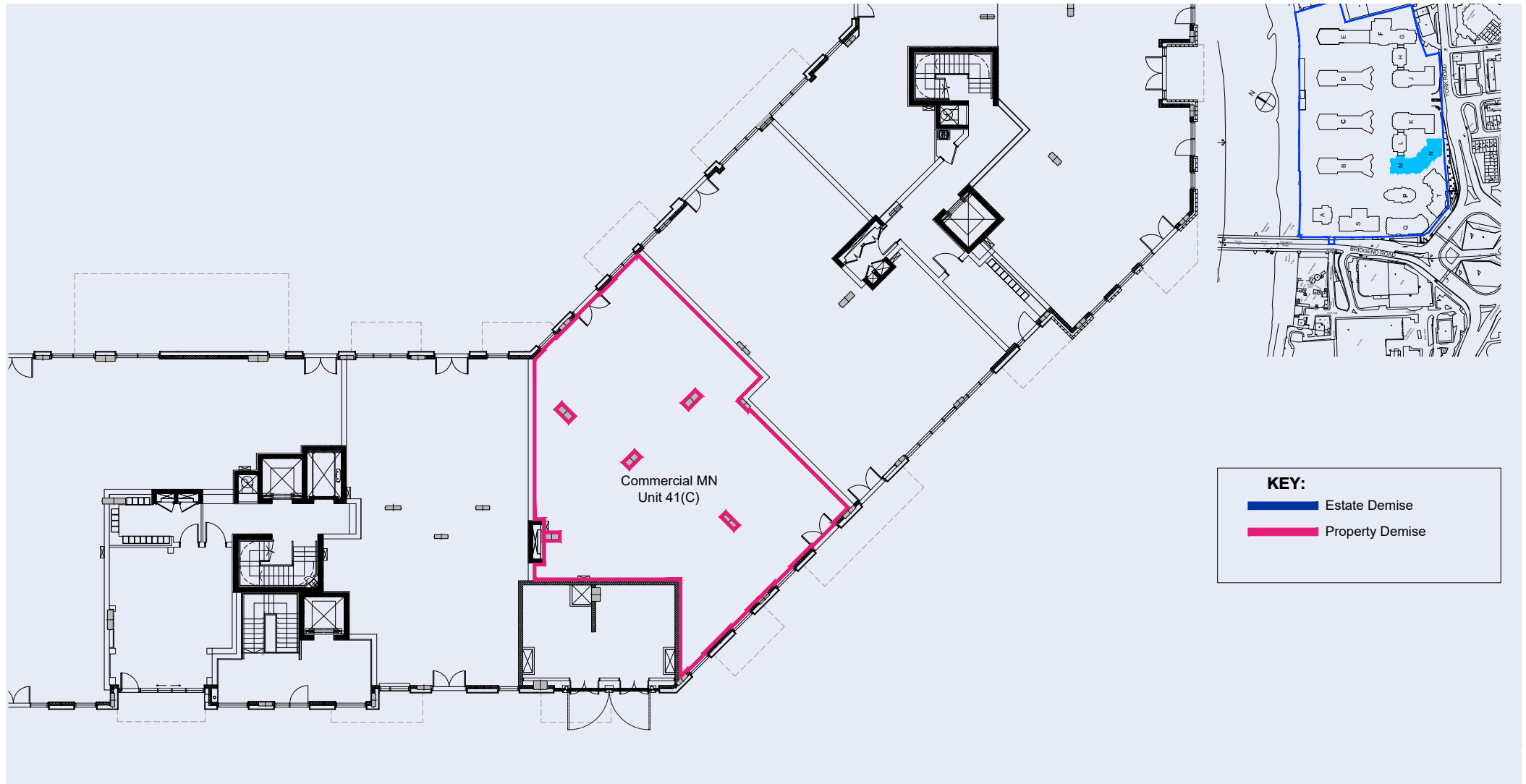
Rent: £74,100 per year + vat.
Sale price: 798,000 + vat.



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Unit 41

Nautical House



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www.houstonlawrence.co.uk



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