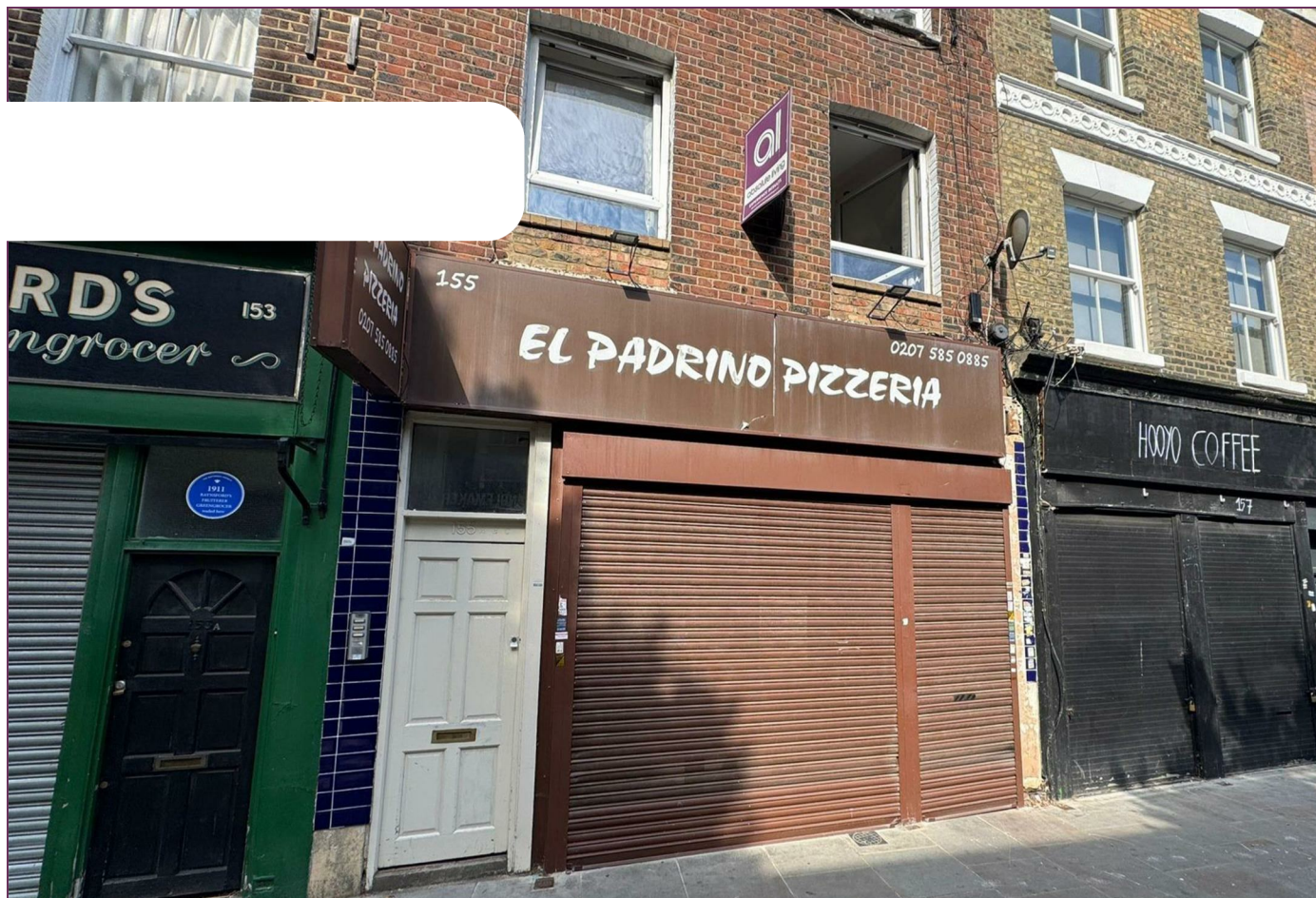




COMMERCIAL

**Battersea High Street
Battersea
SW11 3JS**

**£25,000 Per
Annum**

Battersea High Street SW11

Total Area: 72 sq m / 775 sq ft (approx.)

Use Class: E (including former A3 use)

EPC Rating: E

Prominent street-level position

Large display windows with great natural light

Busy and established high street location

Close to Battersea Square, Clapham Junction, and local amenities

Call Now On 0207 101 1636 To Arrange A Viewing.



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1 BED COMMERCIAL LOCATED IN BATTERSEA

Prime Commercial Unit – Battersea High Street, SW11 3JS

Available now, this well-presented ground floor commercial unit offers 72 square meters (775 sq ft approx.) of versatile space in the heart of Battersea High Street, a vibrant and well-connected location in South West London.

The unit benefits from excellent frontage, high visibility, and steady footfall, making it ideal for a variety of business types under Class E use, including retail, office, café,



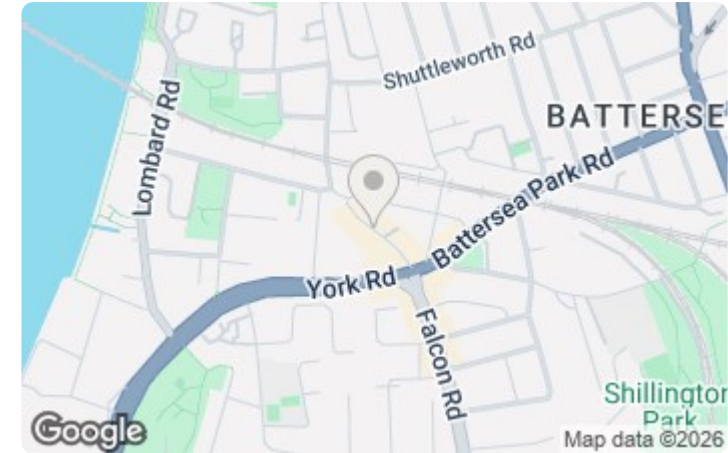
This is a fantastic opportunity to secure a highly visible unit in one of South West London's most sought-after areas, with strong local footfall and excellent transport links.

Terms: Flexible lease terms available. Rent and further details on request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Call us on
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hello@absoluteliving.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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