



SUBJECT TO CONTRACT

FITTED RETAIL

3, ACE WAY

NINE ELMS, BATTERSEA



The subject property sits in a mixed-use development, Embassy Gardens in Nine Elms, which is home to the new US embassy. The unit benefits from a small mezzanine, high ceilings and lots of natural light.

Shaded by the embassy building, Nine Elms Lane's current offering is a compliment to the residential towers above, and the offices nearby while the area enjoys good footfall due to a collection of nearby bars & restaurants.

The area is well connected with great transport links by bus. Vauxhall station is a 10 minute walk, Nine Elms Underground station is less than a 5 minute walk.

FITTED RETAIL

FINER DETAILS

Ground: 1570 sqft. 146 sqm
Mezzanine: 1540 sqft. 143 sqm
TOTAL: 3110 sqft 289 sqm

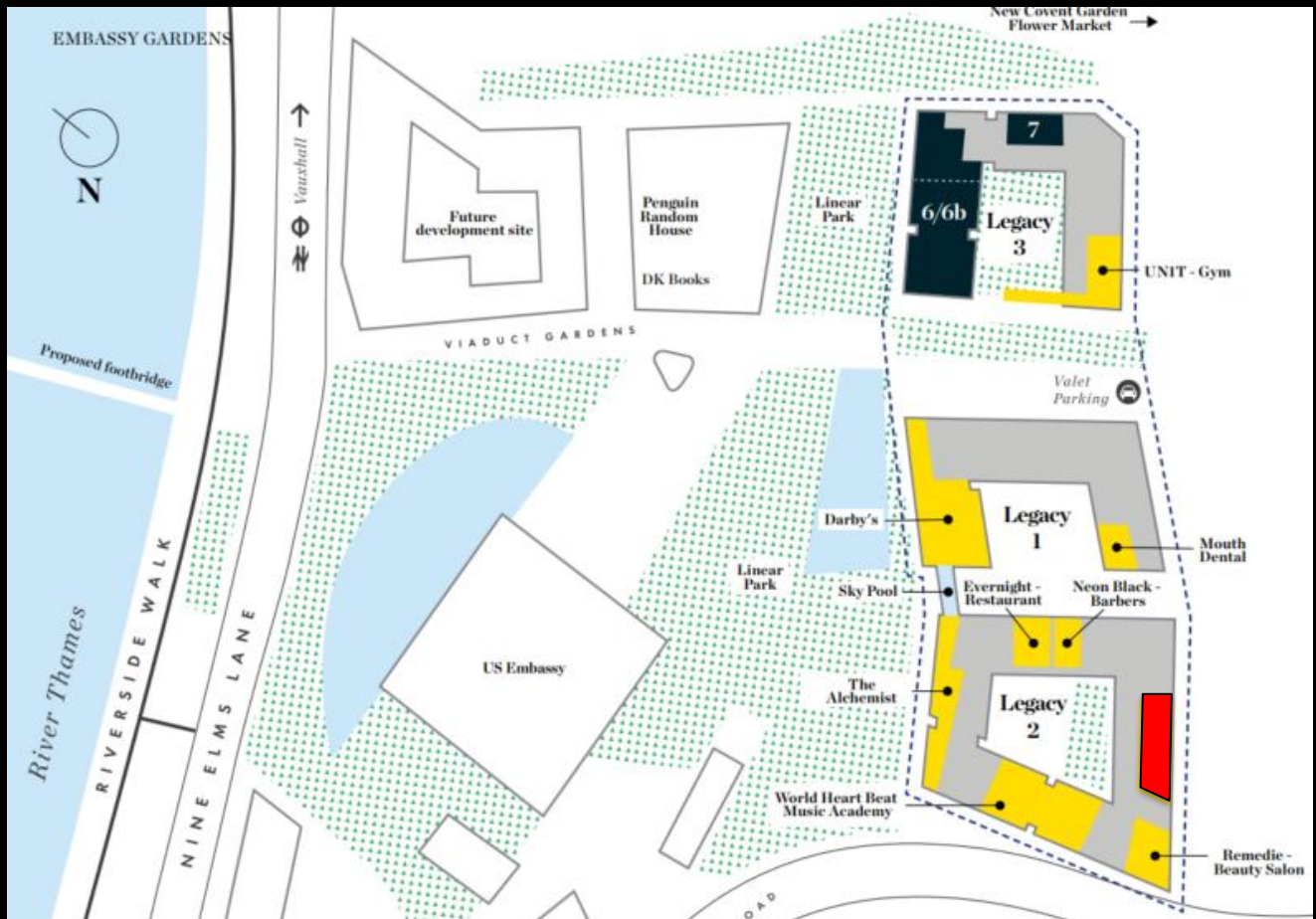
Rent: £ 62,500 pax

Term: Available by way of a new lease, held outside the Landlord & Tenant Act 1954, for a term to be agreed.

Rateable Value: £107,000
(Current)

An EPC has been commissioned and is available on request.

SUBJECT TO CONTRACT



FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:



JOSH GAMBER

josh.gamber@shackletonproperty.com
+44 7596 885622

TONY MOORE

tony.moore@shackletonproperty.com
+44 7792 429660

020 7183 8571

SHACKLETONPROPERTY.COM

IG - SHACKLETONPROP