



## Exchange Point, Nine Elms, Battersea, SW8 4EX

**COMING SOON | EXCHANGE POINT | 4,000 SQ.FT. | B1 OFFICE**

**TO LET**

**Area: 4,023 FT<sup>2</sup> (374M<sup>2</sup>) | Initial Rent: £190,000 PA |**



**Location**  
Nine Elms



**Train**  
Battersea Park



**Tube**  
Battersea Power  
Station (2021)



**Disabled Access**  
Via Private Lift

### LOCATION:

The property is well located within a new mixed use scheme (Battersea Exchange) offering superb connections to the West End and City, with excellent overground rail connections being situated opposite Battersea Park Station and a few minutes walk from Queenstown Road Station.

The new Battersea Power Station underground station (Northern Line) at Battersea Power Station (opening late 2021) will be also be within a few minutes walk along Nine Elms.

Numerous bus routes link to Vauxhall, Clapham Junction and Sloane Square.

## Exchange Point, Nine Elms, Battersea, SW8 4EX

### DESCRIPTION:

Forming part of the successful Battersea Exchange mixed-use development, Exchange Point comprises a self-contained office arranged over ground and first floors with the benefit of a private lift.

The accommodation is currently being fitted out to provide Cat A offices and is due for practical completion in September 2020.

### FLOOR AREA:

FLOOR	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
First Floor	3,370	313
Ground Floor	653	61
<b>TOTAL</b>	<b>4,023FT<sup>2</sup></b>	<b>374M<sup>2</sup></b>

### AMENITIES:



**Lift**  
Private



**Natural Light**  
Full Height Glazing



**Frontage**  
Fully Glazed



**Availability**  
September 2020



**Air Conditioning**  
Throughout



**Access**  
24 hour

### TENURE:

A new FRI lease for a term to be agreed.

**INITIAL RENT PA:** £190,000

**VAT:** Applicable

**SERVICE CHARGE:** Approximately £5,700 pa + VAT

**RATES PAYABLE:** To be assessed.

**EPC:** Available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

### CONTACT:

**Chris Jago**  
**Houston Lawrence**  
0207 801 9023  
chris.jago@houstonlawrence.co.uk