



RETAIL | RESTAURANT | LEISURE

**SUBJECT TO CONTRACT**

**FITTED RESTAURANT**

**3A RAVINE 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 RESTAURANT

## FINER DETAILS

Ground 1732 sqft. 161 sqm

**TOTAL:** 1732sqft 161 sqm

**Rent:** £ 60,000 pax

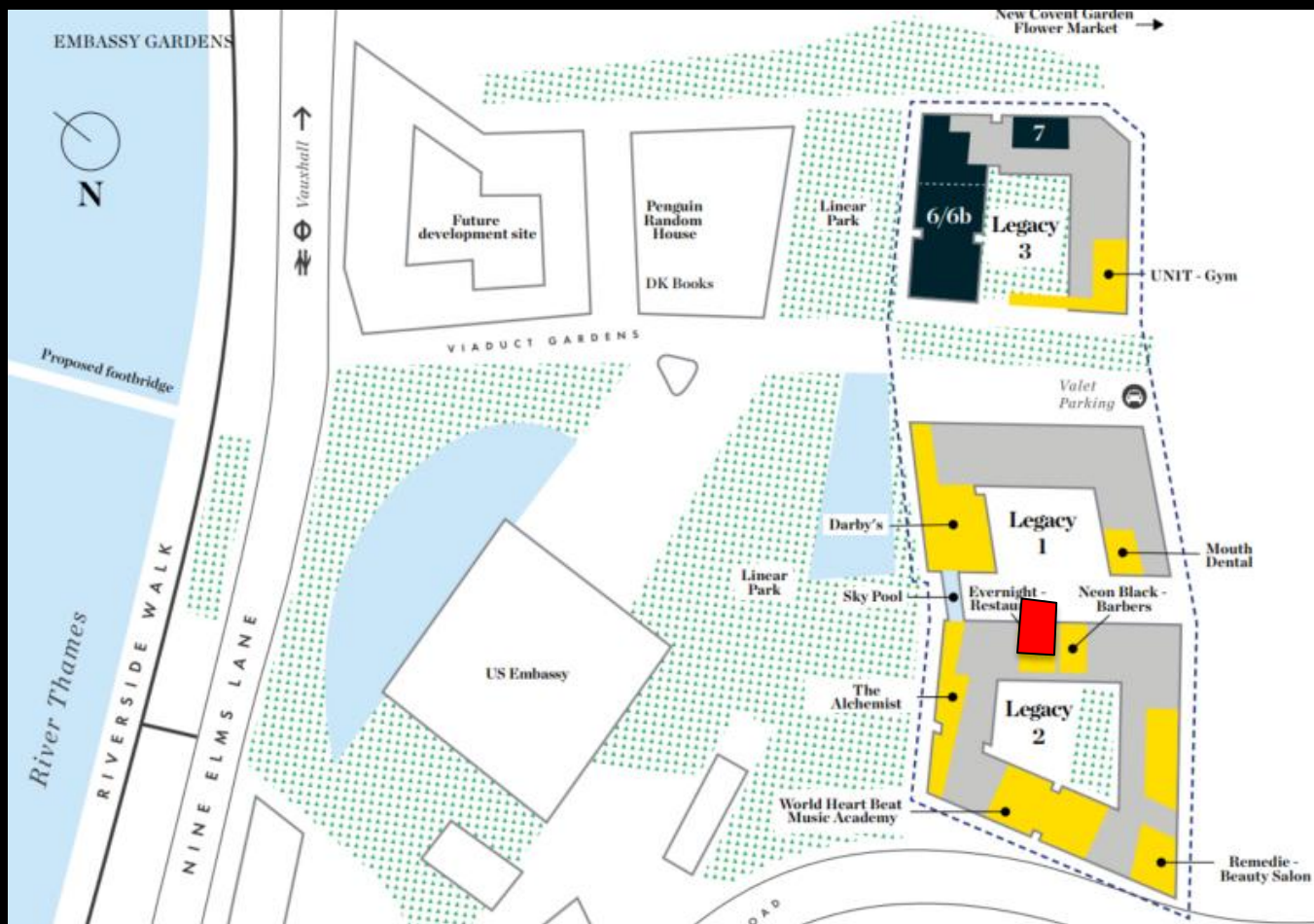
**Term:** Available by way of a new lease, held outside the Landlord & Tenant Act 1954, for a term to be agreed.

**Rateable Value:** £51,000  
**(Current)**

An EPC has been commissioned and is available on request.



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**FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:**



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