

NINE ELMS PARK

LONDON SW11



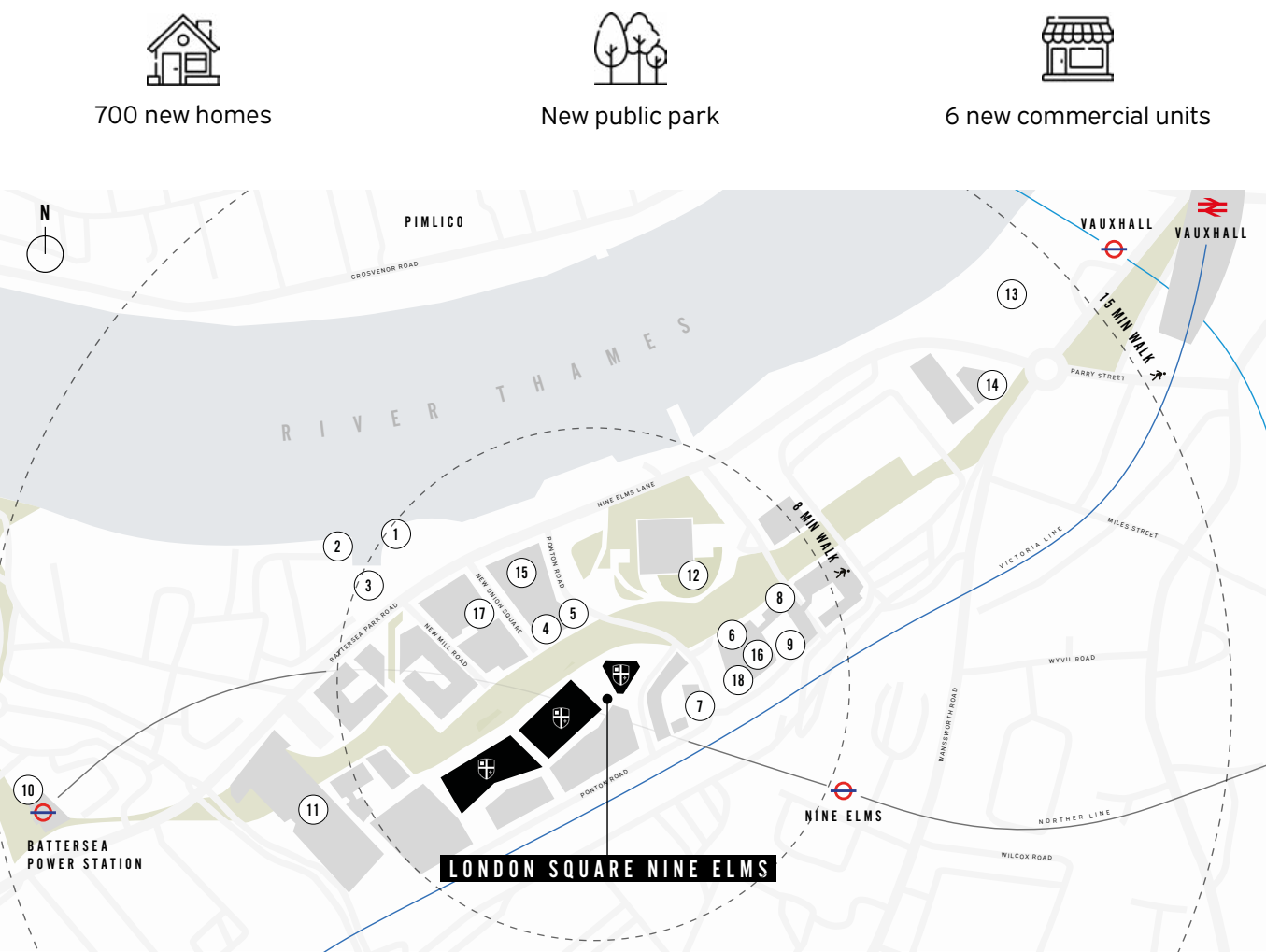
COMMERCIAL OPPORTUNITIES

UNITS AVAILABLE FROM APPROXIMATELY
1,500 SQ. FT. TO 10,000 SQ. FT.

REASONS TO VISIT

Perfectly placed, London Square Nine Elms is at the centre of Nine Elms on the South Bank, fast becoming one of London’s most sought-after addresses. From artisan coffee shops to luxury retail and top-class

restaurants, all surrounding the new Nine Elms Park. Leafy squares, green lawns and peaceful riverside walks provide the unique ability to relax and recharge.



ON YOUR DOOR STEP

FOOD & DRINK

- The Battersea Barge
- Nine Elms Tavern
- Chokhi Dhani
- Passyunk
- District Coffee
- The Alchemist
- Sendero Specialty Coffee
- Darby’s
- Evernight

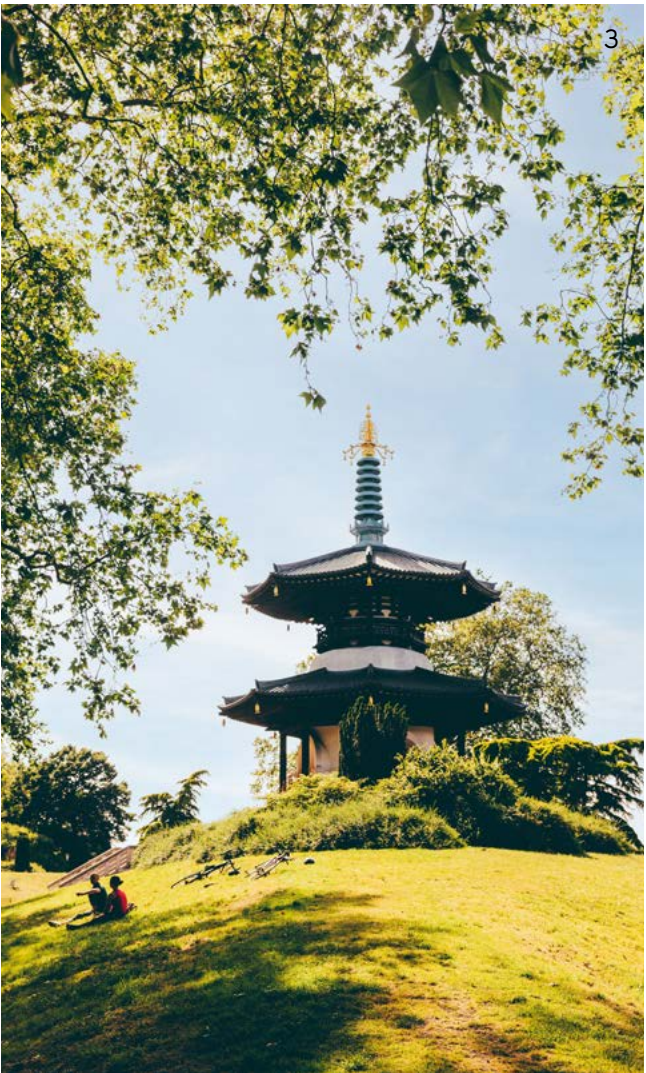
LANDMARKS

- Battersea Power Station
- New Covent Garden Flower Market
- U.S. Embassy
- St George Wharf
- Park Hyatt Residences

OTHER

- Waitrose
- Neon Black Barbers
- Ten Health & Fitness Nine Elms
- Remedie Wellness

LOCAL AREA



- Battersea Park River Walk
- Battersea Park Power Station Greens
- Battersea Park Power Station The Peace
- Pagoda, Battersea Park
- Circus West, Battersea

Nine Elms Park sits adjacent to Linear Park at the heart of Nine Elms regeneration. We are seeking exciting operators, both independent and established brands to complement an exciting mixed-use scheme.

Over 20 new developments delivering:



c.20,000 new homes



2 million + sq ft of offices



2 new underground stations



250 shops in Battersea Power Station



Linear Park with 27 acres of green public space



UNIT	AREA (GIA)	USE CLASS	DELIVERY DATE	STATUS
E2	Ground: 448.3 sq m / 4,825 sq ft Basement: 470.8 sq m / 5,068 sq ft Total: 919.1 sq m / 9,893 sq ft	E(g)i Office Use. Potentially suitable for fitness/ Restaurant/Nursery/Bar/Cafe Use subject to planning	Q3 2025	Under Offer
E3	Ground: 213.5 sq m / 2,298 sq ft Basement: 112.8 sq m / 1,214 sq ft Total: 326.3 sq m / 3,512 sq ft	E Class Flexible use Suitable for Restaurant/Cafe/ Retail/Fitness/Nursery/Workspace/ Medical uses	Q3 2025	Under Offer
F2	Ground: 137.49 sq m / 1,480 sq ft Total: 137.49 sq m / 1,480 sq ft	D1 Use Medical and health services/ Educational & Training/Gallery & Exhibition uses	Q3 2025	Under Offer
F3	Ground: 150.6 sq m / 1,621 sq ft Basement: 353.4 sq m / 3,804 sq ft Total: 504 sq m / 5,425 sq ft	E Class flexible use Suitable for restaurant/Cafe/ Retail/Fitness/Nursery/Workspace/ Medical uses	Q3 2025	Under Offer
G1	Ground: 204.39 sq m / 2,200 sq ft Total: 204.39 sq m / 2,200 sq ft	D1 Use Medical and Health services/ Educational & Training/Gallery & exhibition uses	Q3 2025	SOLD
G2	Ground: 228.5 sq m / 2,460 sq ft Total: 228.5 sq m / 2,460 sq ft	A1/A2/A3 Restaurant/Cafe/Bar	Q3 2025	Under Offer

FURTHER INFORMATION

Disposal Terms

Units are available either to buy (on a long leasehold tenure) or rent on a conventional business lease. Further details upon application.

Service Charge and Insurance

Service charge and insurance contribution will be calculated on a floor area apportionment basis, and will be payable for the duration of the term. Full details are available on request.

Business Rates

Business rates are yet to be assessed. Business Rates will be payable by the occupier or owner of the unit

Legal Costs

Each party to bear their own legal costs.

EPC

Available on request

VAT

Please note the properties are elected for VAT and these will be payable on any rent or purchase price agreed.

Website

<https://londonsquare.co.uk/developments/nine-elms>

Viewing

Through our retained agents GCW.



LONDON
SQUARE

For all enquiries please contact the following:

GCW.

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