

RANSOME'S WHARF

BATTERSEA



LONDON
SQUARE

COMMERCIAL BROCHURE



King's Road

Sloane Square

Green Park

Buckingham Palace

Saatchi Gallery

Foster + Partners

Chelsea Embankment

Vivienne Westwood

Royal College of Art

City of London

The Shard

Battersea Power Station

Albert Bridge

Battersea Bridge

Battersea Park

RSW

A RARE DOCKSIDE OPPORTUNITY

Ransome's Wharf offers a series of rare riverside commercial opportunities, prominently positioned along the Thames within its own historic dock between Battersea and Chelsea.

Anchored in the heart of London's creative quarter, the development benefits from strong residential affluence, established footfall and a characterful trading environment within a distinctive waterfront setting.

SPACE TO FLOURISH

The scheme forms part of the wider transformation of Battersea into one of London's most desirable neighbourhoods to live, dine, and shop.

118
LUXURY APARTMENTS

15,613
SQ FT OF COMMERCIAL
SPACE ACROSS 8 UNITS

Q4
HANDOVER IN 2028

1-4 BEDROOM
APARTMENTS AND
DUPLEX PENTHOUSES



DOCKSIDE PLAZA



ALFRESCO DINING: R7

BATTERSEA DOCKSIDE

Anchored by a new public plaza designed for effortless alfresco moments, this new vibrant waterside destination will form the heart of a growing creative quarter.

Set among globally recognised, forward-thinking businesses, it will become a place where ideas meet, cultures mix and energy flows.

SITE PLAN

Ransome's Dockside provides 8 commercial units arranged across a range of flexible floor plates, suitable for retail, leisure, wellness and café uses, subject to planning.

The units benefit from prominent frontage within the dockside plaza

and in selected locations there is the opportunity for alfresco seating overlooking the dock.

The available accommodation comprises the following approximate gross internal areas:

UNIT	BLOCK	SQ FT	SQ M	FRONTAGE
R1	A	1,283	119.21	Elcho Street/Plaza
R2/R3*	B	5,634	523.43	Plaza
R4	C	1,720	159.75	Dock
R5	D	1,138	105.75	Plaza/Dock
R6	D	3,303	306.84	Plaza
R7	E	1,800	167.20	Elcho Street/Plaza
R8	G	735	68.32	Parkgate Road
TOTAL		15,613	1,450.50	

*R2/R3 consideration will be given to leasing this unit as one or two units. Rents on application/S/C budget/business rates



ON YOUR DOORSTEP

 **3.2 MILLION JOBS WITHIN A 45-MINUTE COMMUTE OF RANSOME'S WHARF¹**

 **115,748 PEOPLE**
are within 30 minutes' walking time

 **71.8% OF THE POPULATION**
are aged 18–64, while 11.8% are aged 65 and over².

The largest age concentrations are in the 20–39 range (young professionals)².

 **69,920 SMALL BUSINESSES**
within a 30-minute walk of Ransomes Wharf³.

 **170 BUSINESSES**
employing 6,800+ people at Battersea Power Station⁴.

 **500,000 SQ FT**
occupied by Apple's London HQ^{4 5}.



INDICATIVE CO-WORKING: R2/R3



ALFRESCO SEATING: R4



INDICATIVE DOCKSIDE CAFÉ: R5

Sources: ¹BRES 2023, commute by public transport; ²2021 Census (ONS) – Battersea Park Ward dataset; ³IDBR 2024, <50 employees; ⁴batterseapowerstation.com; ⁵Apple



INDICATIVE REFORMER STUDIO: R6



ARTS & CULTURE

- 1 ROYAL COLLEGE OF ART
2 MIN WALK
- 2 SAATCHI GALLERY
5 MIN DRIVE

STATIONS & TERMINALS

- 3 CADAGON PIER TERMINAL
8 MIN WALK
- 4 BATTERSEA PARK STATION
25 MIN WALK
- 5 SOUTH KENSINGTON
26 MIN WALK
- 6 SLOANE SQUARE STATION
29 MIN WALK

LANDMARKS

- 7 RIVER THAMES
1 MIN WALK
- 8 BATTERSEA BRIDGE
1 MIN WALK
- 9 ALBERT BRIDGE
2 MIN DRIVE

PARKS

- 10 BATTERSEA PARK
1 MIN WALK
- 11 GREEN PARK
9 MIN DRIVE
- 12 HYDE PARK

RESTAURANTS & SHOPPING

- 13 PRINCE ALBERT PUB
4 MIN WALK
- 14 LOST SOCIETY
4 MIN DRIVE
- 15 SLOANE SQUARE
6 MIN DRIVE
- 16 BATTERSEA POWER STATION
6 MIN DRIVE
- 17 KNIGHTSBRIDGE
8 MIN DRIVE
- 18 NEW BOND STREET
12 MIN DRIVE

Travel times are fastest-route estimates via Google Maps and may vary.



FURTHER INFORMATION

Legal Costs

Each party to bear their own legal costs.

EPC

The scheme is under construction. EPCs will be made available close to Practical Completion of the scheme.

VAT

The commercial units will be elected for VAT. VAT will be payable on the rent or purchase price agreed.

Viewings

Through our retained agents GCW and Levy.

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 and Utilities

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

Tenant Works

Initial tenant works to be agreed by way of a Licence for Alterations.

Occupier works will need to be compliant with prevailing environmental, building and fire safety regulations and planning conditions. Occupiers might be required to install sprinklers as part of their fitout.

Handover Condition

The units will be delivered to shell and core condition, with glazed frontages and capped off services. Further details on specification available on request. All leasing and sale terms are subject to contract.

AML

Prospective tenants or purchasers will be required to comply with standard anti-money-laundering requirements.

CONTACT DETAILS

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