



RETAIL | RESTAURANT | LEISURE

FULLY FITTED RESTAURANT 14 NEW UNION SQUARE

NINE ELMS, BATTERSEA



The subject property sits in the heart of the mixed-use development, Embassy Gardens in Nine Elms, which is home to the new US embassy. The unit has extraction, with a state of the art kitchen at the back of the ground floor and has the potential for a vast open-plan dining area.

Shaded by the embassy building, New Union Square's current offering is a compliment to the residential towers above, and the offices nearby. The unit has a terrace, with the potential for 20+ covers as well as, a big area at ground for outdoor seating.

The area is well connected with great transport links by bus. Vauxhall station is a 7 minute walk, Nine Elms Underground station is less than a 5 minute walk.

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FINER DETAILS

Ground: 2430 sqft. 225.75 sqm
First: 1574 sqft. 145.86 sqm

TOTAL: 4004 381.61 sqm sqft.

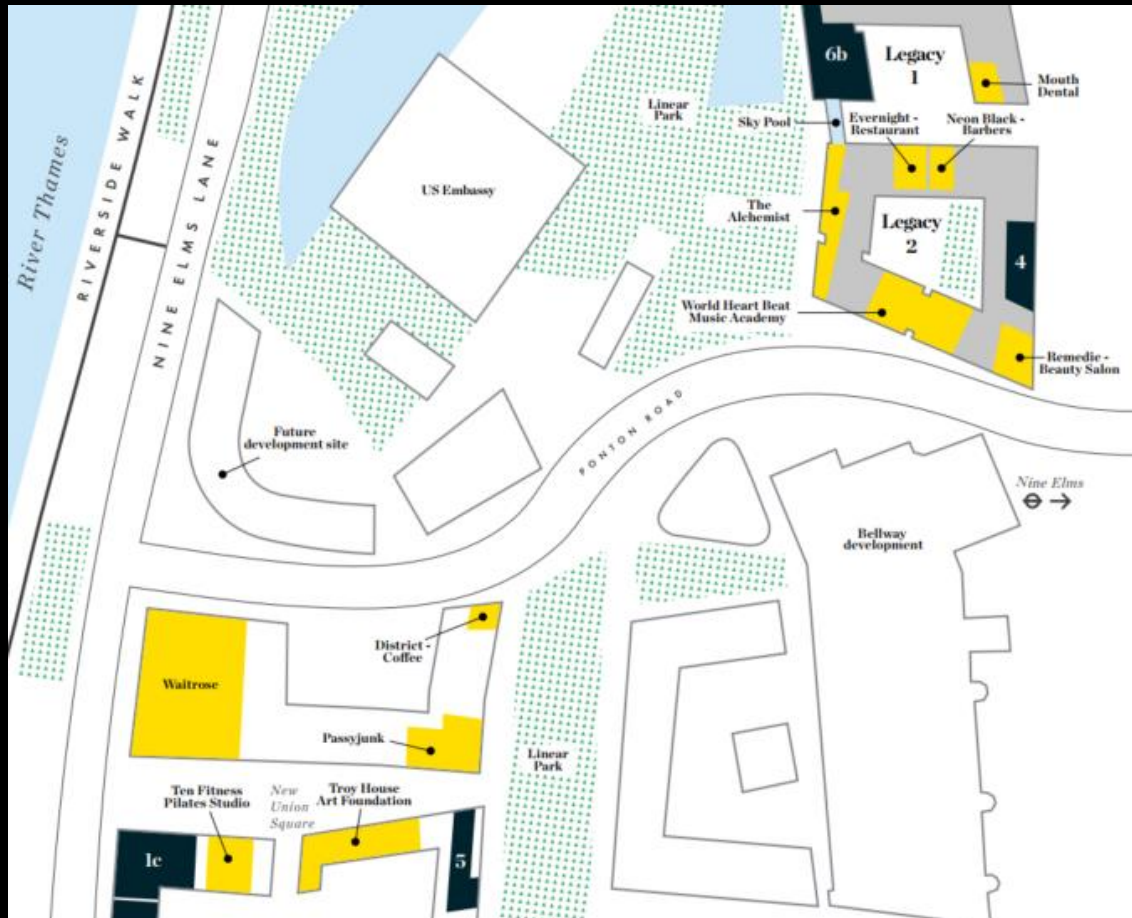
Rent: £125,000 pax

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

Rateable Value: £98,000
(April 2023)

Rates Payable: £50,175
(April 2023)

An EPC has been commissioned and is available on request.



FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:



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