SHACKLETON

RETAIL | RESTAURANT | LEISURE

SUBJECT TO CONTRACT

FITTED RETAIL

3, ACE 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.

Shadowed 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 RETAIL

FINER DETAILS

Ground:	1570 sqft.	146 sqm
Mezzanine:	1540 sqft.	143 sqm
TOTAL:	**3110 sqft**	**289 sqm**

Rent: £ 62,500 pax

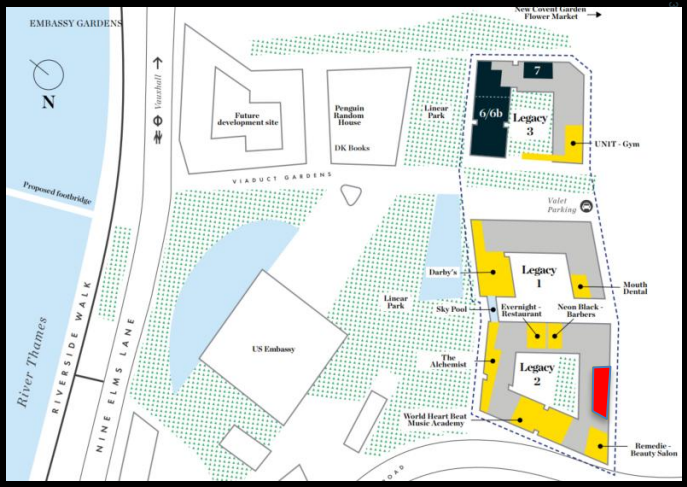
Term: Available by way of a new lease, held outside the Landlord & Tenant Act 1954, for a term to be agreed.

Rateable Value: (Current) £107,000

An EPC has been commissioned and is available on request.

SUBJECT TO CONTRACT

COME TO EMBASSY GARDENS AND JOIN A GROWING NUMBER OF SHOPS, BARS, RESTAURANTS, CAFES AND FITNESS HUBS



FOR VIEWINGS AND FURTHER INFORMATION, PLEASE CONTACT:

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Important Notice: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All prices/rents are quoted exclusive of any VAT which may be payable.