TO LET

RANSOMES DOCK

BATTERSEA

Class E Opportunity

(All other uses will be considered subject to planning)

History

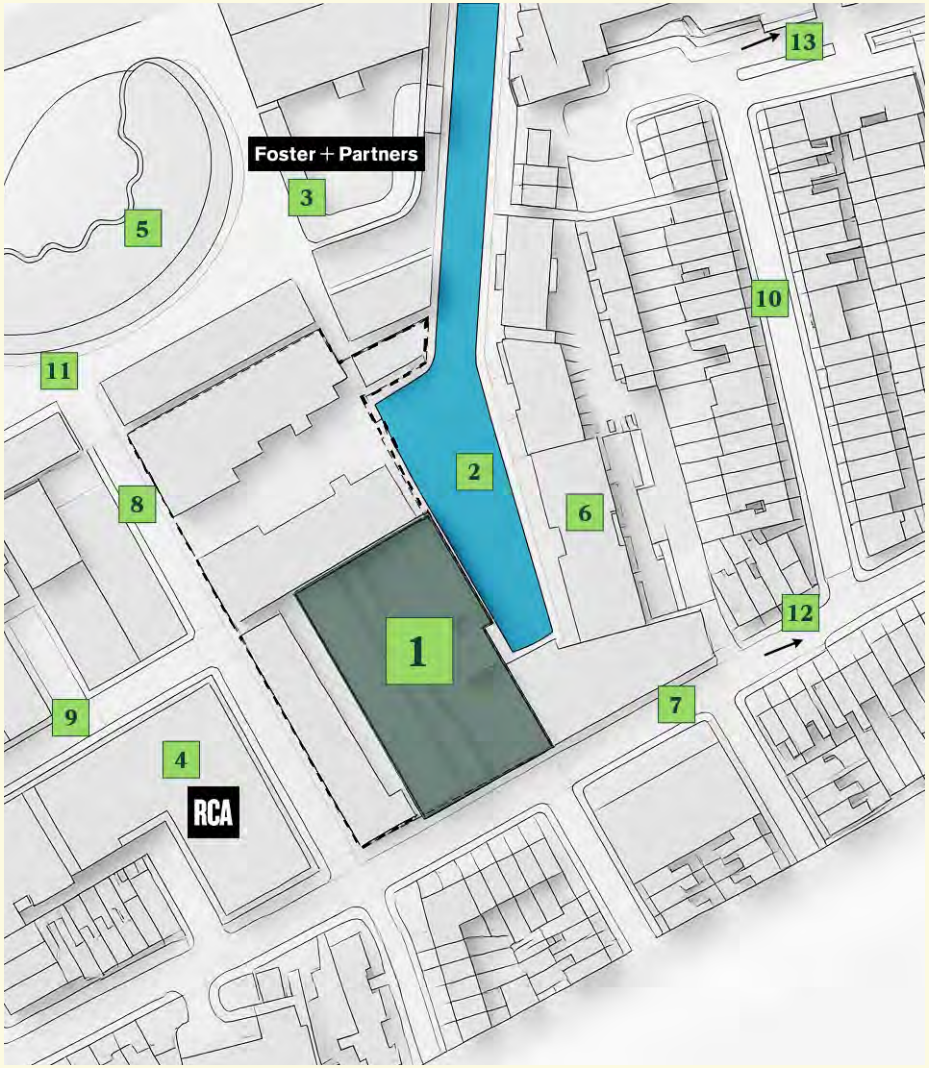
In the mid-1870s, the site was taken over by Allen Ransome, of the famous Ipswich-based engineering company. Ransomes invested heavily in extending and rebuilding the adjoining creek to form the dock that now bears his name. Excavated and constructed in 1884 by the local engineering contractors B Cooke & Company, the dock was designed to take lighters, barges, and coastal steamers.

Location

The site is located on Parkgate Road in Battersea, adjacent to Ransome's Dock on the south side of the Thames. Situated to the west of Battersea Park and the surrounding area is the centre of the Battersea Creative District.

It's home to several well-established names, such as Fosters and Partners, the Battersea campus of the Royal College of Art (RCA). Nearby operators include District Café, Parker Café, Bayley & Sage, Prince Albert Pub and The Rose Pub.

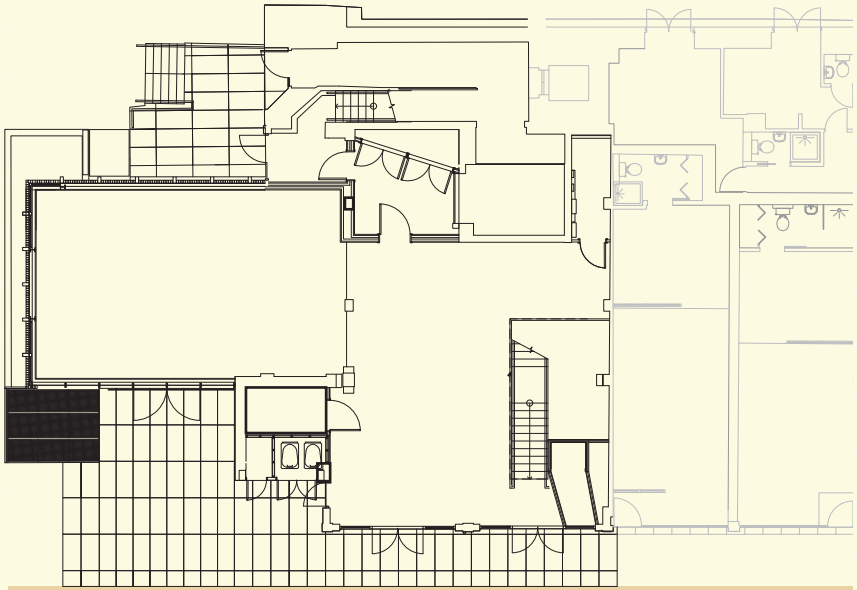
Map



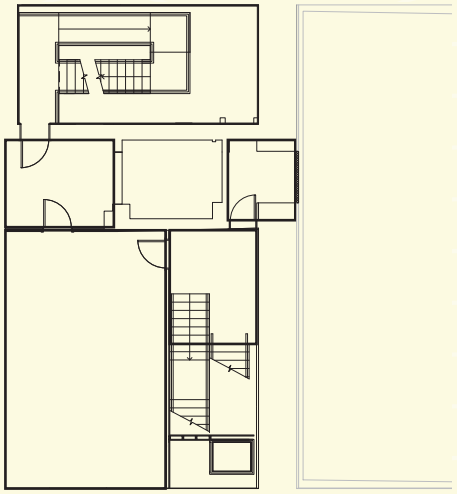
1. Site
2. Ransome's Dock
3. Foster and Partners
4. Royal College of Art
5. Albion Riverside Building
6. Bishops Wharf House
7. Parkgate Road
8. Elcho Street
9. Howie Street
10. Anhalth Road
11. Hester Road
12. To Battersea Park
13. To Sloane Square and South Kensington Tube Station via Albert Bridge

Floor Plans

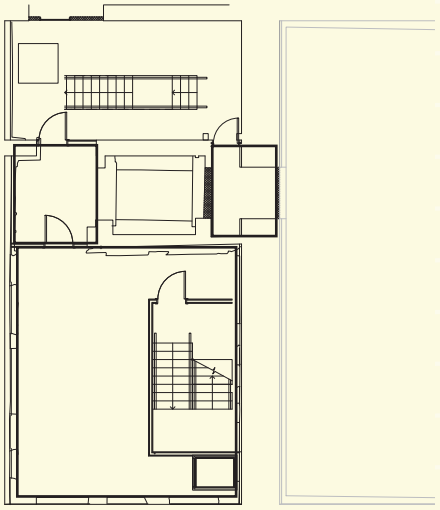
Ground Floor Areas



Basement Level -1



Basement Level -2



Accomadation

The site benefits from a new extension with a part glass finish, with external seating by the dock. The unit will be handed in a shell and core condition.

The premises comprise of the following floor areas:

Ground	
1,464 SQFT	136 SQM
Basement Level -1	
520 SQFT	48.5 SQM
Basement Level -2	
419 SQFT	39 SQM
Total	
2,403 SQFT	223.5 SQM

Tenure	The property is available on a new and effectively full repairing and insuring lease for a term to be agreed contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended)
Planning	Class E
Specification	Extraction is feasible Provision of mains gas Capacity for 3 phase electricity
Rates	Interested parties are advised to make their own enquiries to the local rating department. Further details are available from www.voa.gov.uk
Service Charge	Estimated to be £3.50 per square foot
Legal Costs	Each party is to bear its own legal costs incurred in connection with this letting.
Rent	POA
EPC	Full report available on request

The Area

Battersea Park Peace Pagoda
Photo by burky1974 - Freeimages.com

Battersea Power Station

Battersea Park Children's Zoo
Image from www.batterseaparkzoo.co.uk website

Jurassic World Experience
Image from jurassicworldexperience.com/uk/ website

King's Road, Chelsea
Image from www.kingsroad.co.uk website

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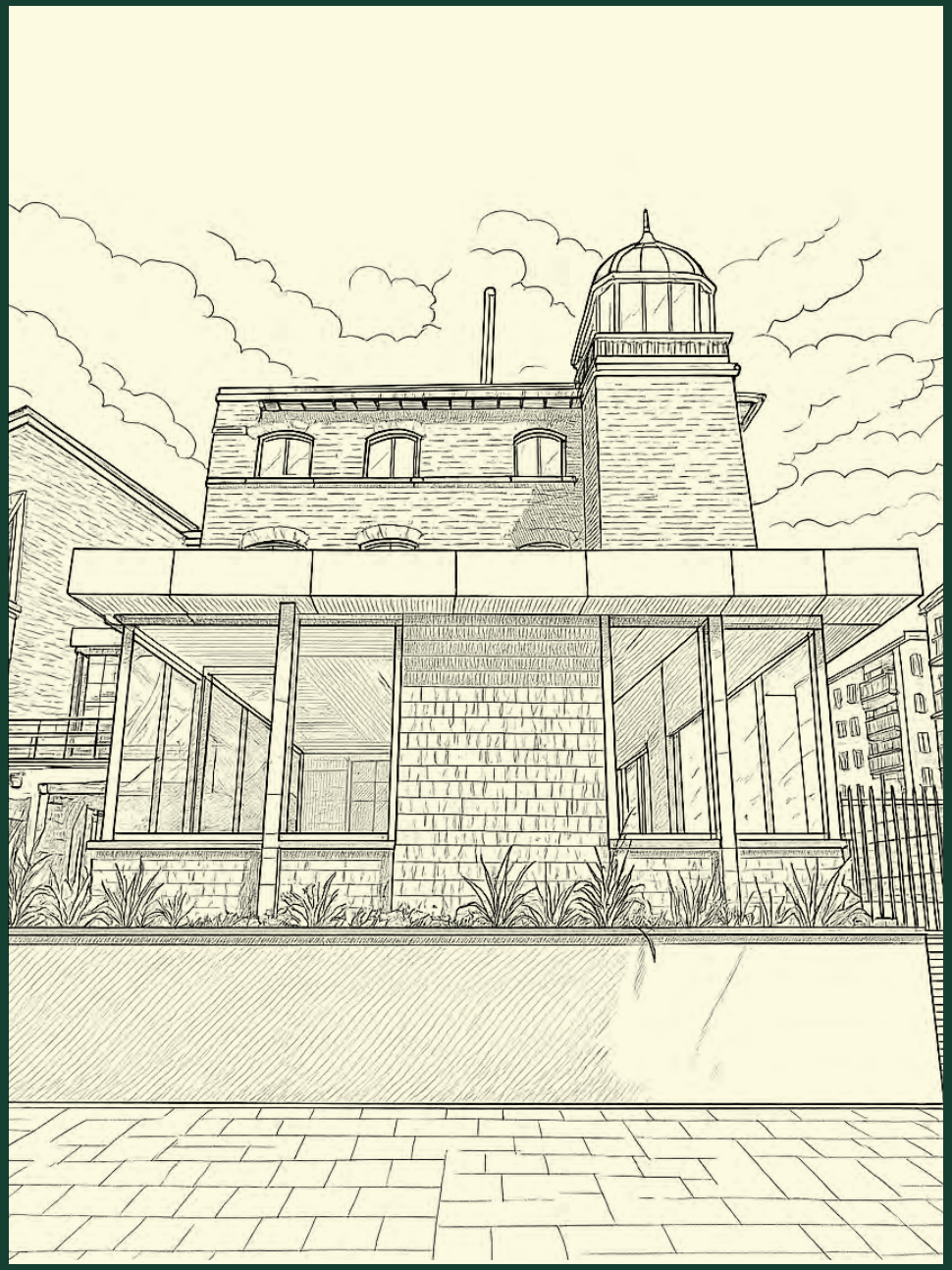
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