



UNIT 6 BATTERSEA EXCHANGE

PATCHAM TERRACE SW8 4EY // bother.dive.puff



**E CLASS UNIT
AVAILABLE TO LET
840 SQ FT**

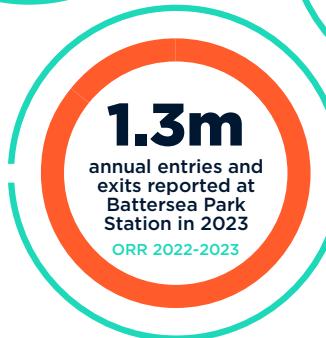
SPACE TO THRIVE @

UNIT 6 **BATTERSEA EXCHANGE**

A RETAIL, LEISURE, OR F&B UNIT TO LET
AT BATTERSEA EXCHANGE, THE EXCITING
NEW MIXED-USED DEVELOPMENT DIRECTLY
OPPOSITE BATTERSEA PARK STATION.

Unit 6 benefits from a fully glazed frontage,
3-phase power supply, and water supply.

AVAILABLE NOW.



SLOANE
SQUARE

BATTERSEA
PARK
1 MIN WALK

BATTERSEA
PARK ROAD

BATTERSEA
POWER
STATION
7 MINS WALK

WESTMINSTER

AMERICAN
EMBASSY

CITY OF
LONDON

VAUXHALL
29 MINS WALK

NINE ELMS
29 MINS WALK

PRIMARY
SCHOOL

SAKS
BUTCHER

QUEENSTOWN ROAD
1 MIN WALK

**BATTERSEA
EXCHANGE
ARCS**



ACCOMMODATION

ARCH 6	SQ FT	RENT PA
GROUND FLOOR	560	£38,000
MEZZANINE	280	
TOTAL	840	£38,000



SPECIFICATION



Prime
London
location



Fully glazed
frontages



3-phase
power

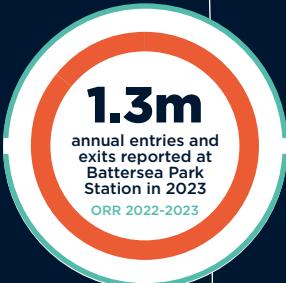
Water
supply



Open
E use



Private
washroom
facilities



BATTERSEA PARK STATION



NEW RESIDENTIAL

BATTERSEA PARK ROAD

PATCHAM TERRACE

SAINSBURY'S

EXISTING RETAIL UNITS

13
13
22
14
15

ST MARYS RC SCHOOL

RESIDENTIAL



QUEENSTOWN ROAD STATION ENTRY
OPENING 2025

290
NEW HOMES
at Battersea Exchange

QUEENSTOWN ROAD STATION ↘

WATERLOO STATION (7 MINS BY TRAIN) ↗

1
2
3
4
5
6
7
8
9
10
11
12

WC block

UNIT NO.	TENANT
Unit 1	The Coffee Studio
Unit 2	Big Taste Caribbean
Unit 3	Not Another Jungle
Unit 4	Kuchenhaus Kitchens
Unit 5	The Pilates Studio
Unit 6	Vacant
Unit 7	LaViel Clinic
Unit 8	Parago Studio Projects
Unit 9	Blue Tit Salon
Unit 10	Makesense Technology
Unit 11	True Enterprises Ltd
Unit 12	KIJU Coffee House
Unit 13	The Running Room
Unit 14	Free From Bakery
Unit 15	Free From Bakery
Unit 22	Immersive Brands

COSTS PER ANNUM

Rent	£38,000
Service charge	£2,930
Insurance	£290
Business rates (value)	Please check with the VOA

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

A-B rating.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@theearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued February 2026.



THEARCHCO.COM