



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

**UNIT 6  
BATTERSEA  
EXCHANGE**

PATCHAM TERRACE SW8 4EY /// [bother.dive.puff](http://bother.dive.puff)





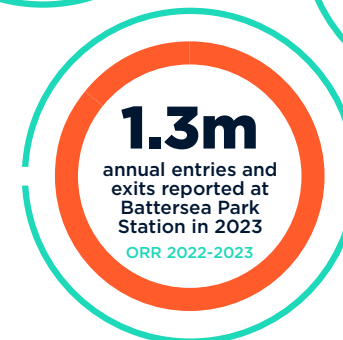
# SPACE TO THRIVE @

## 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

SAINSBURY'S

QUEENSTOWN ROAD  
1 MIN WALK

BATTERSEA  
EXCHANGE  
ARCHES





## THE LOCAL AREA

- |                                       |                                    |
|---------------------------------------|------------------------------------|
| 1 Safestore Battersea Business Centre | 10 New Covent Garden Market        |
| 2 The Gym Group                       | 11 The Oval Cricket Ground         |
| 3 Majestic Wine                       | 12 The Source Bulk Foods Battersea |
| 4 Loaf                                | 13 Nuffield House                  |
| 5 Food Republic Wholesale             | 14 Latchmere Leisure Centre        |
| 6 Battersea Power Station             | 15 SIXT                            |
| 7 Dishoom                             | 16 Sendero Speciality Coffee       |
| 8 Marks & Spencer Foodhall            | 17 U.S. Embassy                    |
| 9 Sainsbury's                         | 18 Royal College of Art            |

# ACCOMMODATION

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



## SPECIFICATION



**Prime  
London  
location**



**Fully glazed  
frontages**



**3-phase  
power**



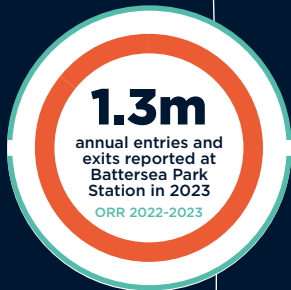
**Water  
supply**



**Open  
E use**



**Private  
washroom  
facilities**



**BATTERSEA PARK STATION**

**NEW RESIDENTIAL**

PATCHAM TERRACE

SAINSBURY'S

ST MARYS RC SCHOOL

**RESIDENTIAL**

WC block



UNIT NO.	TENANT
Unit 1	The Coffee Studio
Unit 2	Big Taste Carribean
Unit 3	Not Another Jungle
Unit 4	Kutchenhaus 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

**EXISTING RETAIL UNITS**

**QUEENSTOWN ROAD STATION ENTRY**  
OPENING 2025

WATERLOO STATION (7 MINS BY TRAIN) →

QUEENSTOWN ROAD STATION →



## 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@thearchco.com](mailto:leasing@thearchco.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](https://thearchco.com)**