

**Lot 44, 43 Nautical House, Battersea Reach, London,
SW18 1TX**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Well Located Gym Investment

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Property Information

Well Located Gym Investment

- Let to gym trading as The Shredquarters until June 2038 (subject to option)
- Recently constructed ground floor gym
- Approx. 288.55 sq. m. (3,106 sq. ft.)
- Fronting major new residential development and the busy York Way
- Highly affluent South West London location

Lot

44

Auction

30th October 2025

Rent

£60,000 per Annum Exclusive

Status

Available

Sector

Leisure, Gym

Auction Venue

Live Streamed Auction

On Behalf of a PLC Developer

Location

Miles

1 mile south west of Battersea Park, 3.5 miles south west of Central London

Roads

A3205, A217, A205

Rail

Wandsworth Town Railway Station, Clapham Junction Railway Station

Air

London Heathrow Airport, London Gatwick Airport

Situation

The property is situated within Battersea Reach, an award winning riverside development on the south bank of the River Thames, providing over 1,100 homes, restaurants bars, gyms and convenience stores. The property benefits from excellent rail and road connectivity.

Tenure

Virtual Freehold. Held for a term of 999 years at a peppercorn ground rent. The property is subject to an estate service charge. Details are provided within the legal pack.

Description

The property comprises a ground floor commercial unit currently used as a gym. The unit forms part of a prestigious residential development.

VAT

VAT is applicable to this lot.

Note

41 Nautical House is being offered for sale separately as Lot 56. 46 Discover House is being offered for sale separately as Lot 64.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Gym	288.55	(3,106)	FORTIS ANIMUS LIMITED t/a The Shredquarters	15 years from 08/06/2023 until 07/06/2038 (1)	£60,000 (2)	5 yearly
Total		288.55	(3,106)			£60,000	

(1) The lease provides a Tenant option to determine on 08/06/2030.

(2) The tenant is currently paying £30,000 pax until 25/03/2026. The Seller will top up the rent from completion of the sale until 25/03/2026. The property will therefore effectively produce £60,000 pax from completion of the sale.

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