

# Lot 56, 41 Nautical House, Battersea Reach, London, SW18 1TX

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Well Located Commercial Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Well Located Commercial Opportunity

- Newly Constructed Ground Floor Commercial Unit with potential for a variety of uses
- Approx. 211.81 sq m (2,280 sq ft)
- Fronting major new residential development
- Highly affluent South West London location
- Immediate asset management opportunities
- Of interest to owner occupiers and investors

#### Lot

56

#### Auction

30th October 2025

#### Vacant Possession

#### Status

Available

#### Sector

Other

#### 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 finished to a shell and core specification and will suit a variety of uses. The unit forms part of a prestigious residential development.

### VAT

VAT is applicable to this lot.

### Note

43 Nautical House is being offered for sale separately as Lot 44. 46 Discover House is being offered for sale separately as Lot 64.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Commercial	211.81	(2,280)	VACANT
<b>Total</b>		<b>211.81</b>	<b>(2,280)</b>	

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## Contacts

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