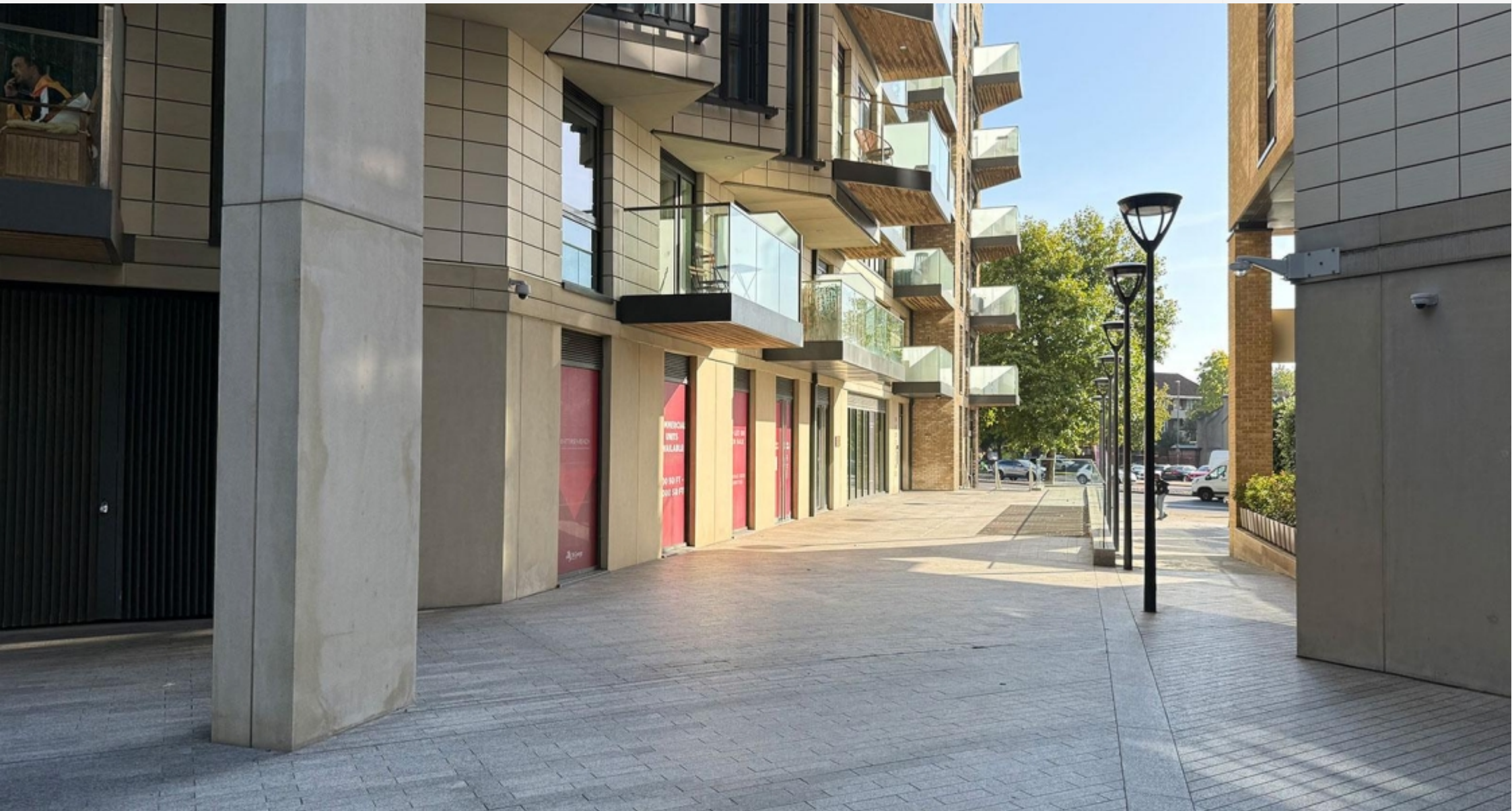


**Lot 56, 41 Nautical House, Battersea Reach, London,
SW18 1TX**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Property Information

Well Located Commercial Opportunity		Location	Description
- 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		Miles 1 mile south west of Battersea Park, 3.5 miles south west of Central London	The property comprises a ground floor commercial unit and will suit a variety of uses. The unit forms part of a prestigious residential development.
Lot 56		Roads A3205, A217, A205	VAT
Vacant Possession		Rail Wandsworth Town Railway Station, Clapham Junction Railway Station	VAT is applicable to this lot.
Sector Other		Air London Heathrow Airport, London Gatwick Airport	Note
Auction 30th October 2025		Situation	43 Nautical House is being offered for sale separately as Lot 44. 46 Discovery House is being offered for sale separately as Lot 64.
Status Available		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.	
Auction Venue Live Streamed Auction		Tenure	
On Behalf of a PLC Developer		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.	

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.

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

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Tenancy & Accommodation

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

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

**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

**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

**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

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

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



**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

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

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Taylor Wessing LLP
Hill House, 1 Little New Street
London
EC4A 3TR

Alan Evans
020 7300 7000
a.evans@taylorwessing.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024

Well Located Commercial Opportunity

www.acuitus.co.uk