

# ***DAMIAAC TOWER***

— NINE ELMS \ LONDON —

Retail Opportunities

Nine Elms is changing. Fast.

Big buildings, big occupiers and big ideas.

A new business centre for London.

DAMAC Tower, Nine Elms.

Four retail units available.

500 sq ft – 5,500 sq ft

Available from Q1 2022

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Quite possibly the most  
important regeneration story  
in London, in the next 20 years

~ Boris Johnson describing Nine Elms

**20,000**  
New Homes

**25,000**  
New Jobs

**4M SQ FT**  
New commercial space



LONDON EYE

CITY OF LONDON

THE SHARD

DAMAC  
TOWER

CANARY WHARF

HOUSES OF  
PARLIAMENT

VAUXHALL

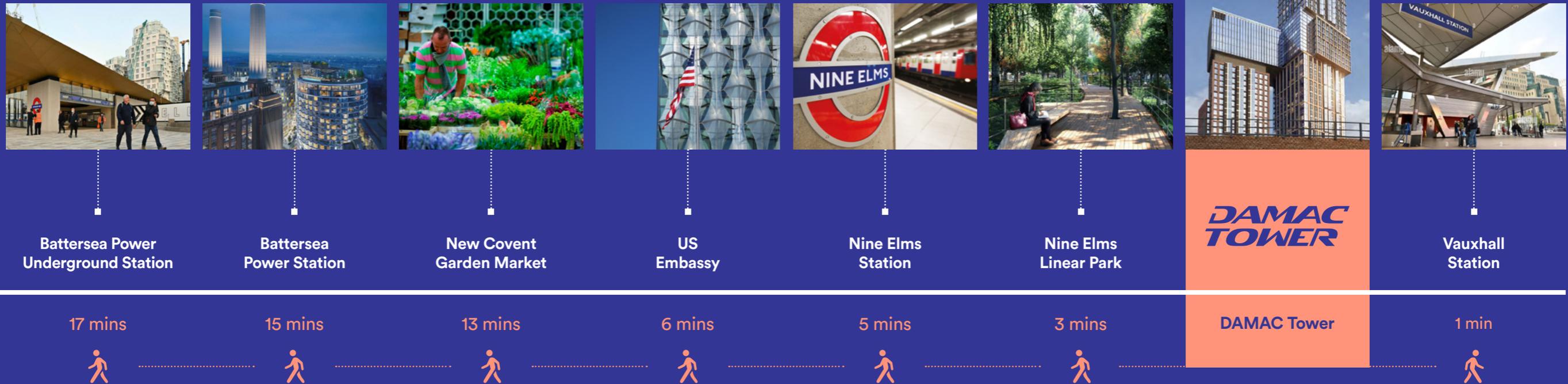
NINE ELMS

US EMBASSY LONDON

BATTERSEA POWER STATION

BATTERSEA POWER STATION

# Nine Elms; London's newest and most dynamic district.



During Feb 2022 Vauxhall had an average of 57,000 Oyster taps in and out on a weekday, and 40,000 over weekends. By comparison Nine Elms had an average of 4,300 on a weekday, and 4,100 on a weekend. In 2017 Vauxhall had an average of 97,500 entries and exits on a weekday, and 112,000 on weekends.



# Linear Park

A new 4.5 hectare linear park is opening in stages that will run from Damac Tower all the way to Battersea Power Station, connecting this entire regeneration area.

The landscaped route will link together public realm and existing green spaces with retail offerings, hotels and leisure facilities and public squares, parks and gardens.

There will be further nature facilities including bird, bat and insect boxes along with hundreds of mature trees helping to replicate the original Nine Elms district.

# Our Neighbourhood





**DAMAC  
TOWER**

“We set up Linnaean to help navigate modern living and promote health and happiness.

Contemporary life is filled with negative as well as positive disruption. We go through constant changes that can herald both opportunity and overload. We help our guests to keep up, while keeping balanced.”

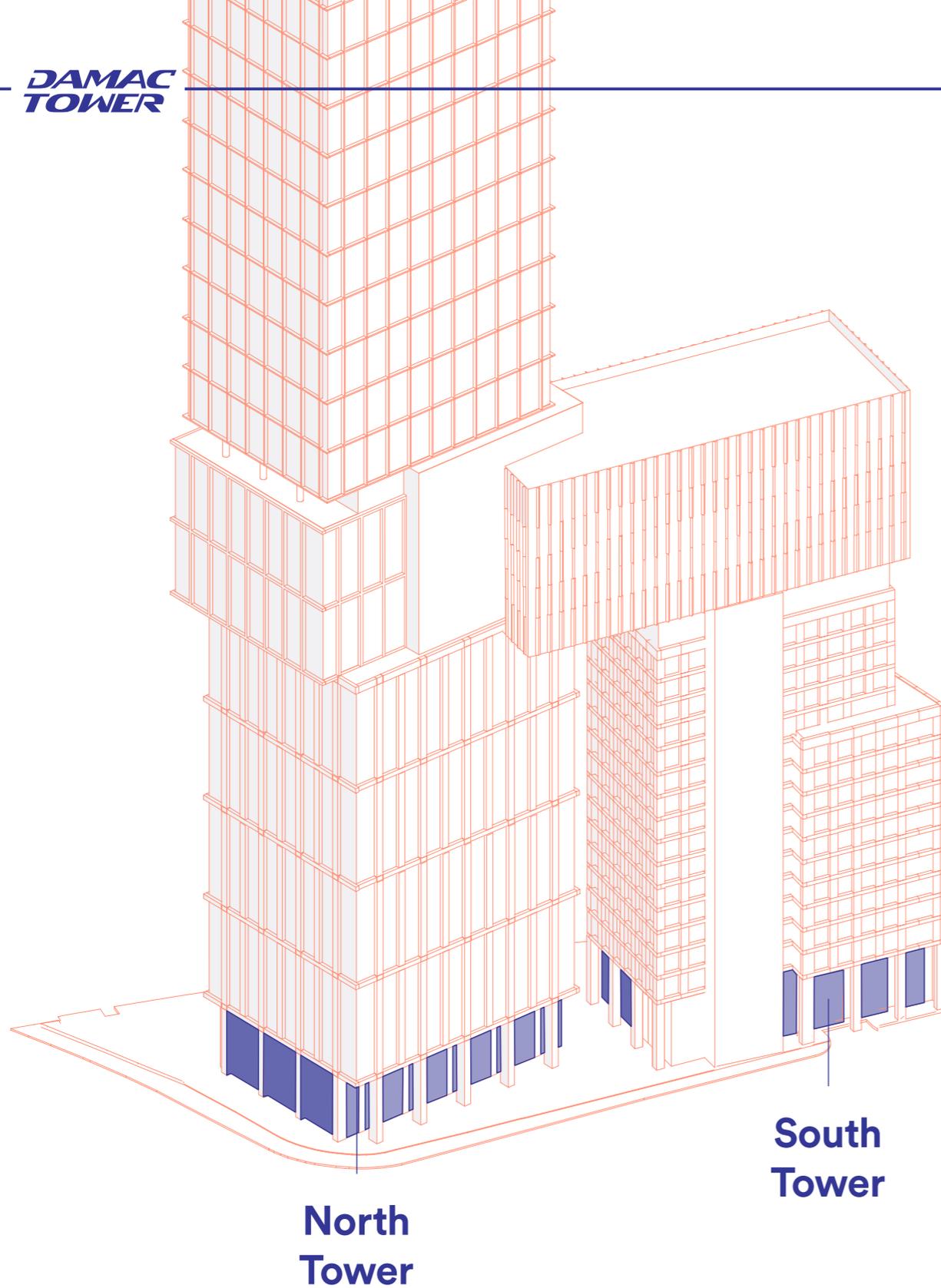
**Elena Tayleur**



Up, close + personal







### Schedule of retail accommodation — North Tower

<b>Unit 1</b>	Ground Floor	1,345 sq ft	125 sq m
	Mezzanine*	970 sq ft	90 sq m
<b>Total</b>		<b>2,315 sq ft</b>	<b>215 sq m</b>

<b>Unit 2</b>	Ground Floor	1,215 sq ft	113 sq m
	Mezzanine*	804 sq ft	75 sq m
<b>Total</b>		<b>2,019 sq ft</b>	<b>188 sq m</b>

\* Potential for Mezzanine Floor

### Schedule of retail accommodation — South Tower

<b>Unit 3</b>	Ground Floor	501 sq ft	47 sq m
<b>Unit 4</b>	Ground Floor	576 sq ft	53 sq m

## Site Plan



## Summary

### TERM

The property is available by way of a new lease for a term to be agreed. The lease will be contracted outside the Security of Tenure and Compensation provisions of the Landlord & Tenant Act 1954.

### RENT

On application.

### BUSINESS RATES

Rates are to be assessed following redevelopment works. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

### USE

The property benefits from Class A1 of the Town & Country Planning (Use Classes) Order 1987. All uses within the new 'Use Class E' of the Use Class Order (as amended) will be considered subject to Landlord's consent.

### VIEWING

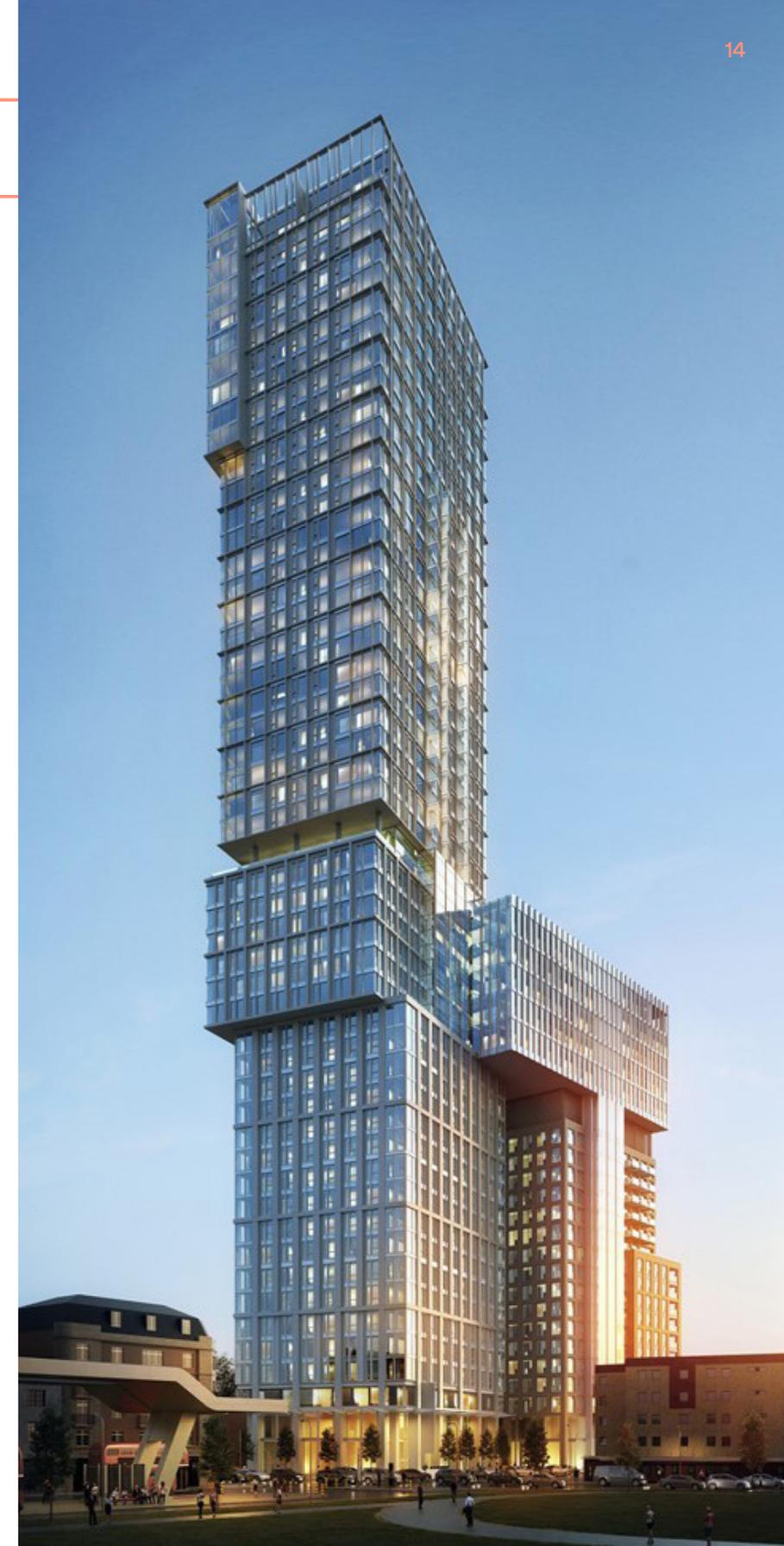
All enquiries and viewings are to be made strictly through sole agents Colliers International.

### LEGAL COSTS

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

### EPC

Available upon request.



**CONTACT****Paul Souber**

Mobile 0207 344 6870  
paul.souber@colliers.com

**Ellie Grimes**

Mobile 07936 338 757  
ellie.grimes@colliers.com