With Battersea Park a 2 minute walk away, over 150 new cafés, shops and restaurants at Battersea Power Station just around the corner and landscaped gardens, a café and gym facilities on-site, Prince of Wales Drive offers all the leisure activities an employee may need.

The commercial units at Prince of Wales Drive are set amongst 11 distinctive buildings at ground and lower ground level. Most units offer floor-to-ceiling height glazing with dual aspect outlooks, floor-to-structural soffit heights in excess of 3.5m, and frontages onto public walkways.

As major companies like Apple relocate to the area, now is the ideal opportunity to gain a foothold in one of the most exciting Zone 1 redevelopments in recent times. With easy access to the river, the west-end, Heathrow/Gatwick, and the city beyond, Prince of Wales Drive is set to become a thriving business destination for years to come.

Prince of Wales Drive provides access to both underground and overground stations less than 5 minutes’ walk away and the new Northern Line extension, in Battersea Power Station, due to open in 2020, will cut journey times to the City and West End to just under 15 minutes*. 

* All times are based on travelling at 7.30am on a weekday. Sources: tfl.gov.uk and Google maps.
Welcome to Prince of Wales Drive

Prince of Wales Drive is a focal point for the rapid transformation within the regeneration area of ‘Nine Elms on the South Bank’. Perfectly situated to take advantage of the location’s renewed economic success, businesses here will benefit from access to 20,000 new households with average incomes well above the national median.
The new Northern Line extension (Zone 1), due to open in 2020, will cut journey times to the City and West End to just under 15 minutes.

Princes of Wales Drive is less than 180 metres away from the iconic 200 acre Battersea Park, a few minutes’ walk to Battersea Power Station and just over a mile from Victoria Station.
PRIME LOCATION

NINE ELM ON THE SOUTHBANK IS ONE OF THE LARGEST RE-DEVELOPMENTS THAT LONDON HAS EVER SEEN.

- 482 ACRES / 195 HECTARES OF TRANSFORMATION
- 2.8M SQFT OFFICE SPACE
- UP TO 25,000 NEW JOBS
- 20,000 NEW HOMES
- 11 HOTELS

NINE ELM ON THE SOUTHBANK

Battersea Power Station tube location is indicative only and correct at time of print.

Computer enhanced image, indicative only.

LONDON VICTORIA
HOUSES OF PARLIAMENT
CHELSEA
CITY
THE SHARD
CANARY WHARF
HAUXHALL STATION
BATTERSEA POWER STATION
AMERICAN EMBASSY
NEW COVENT GARDEN MARKET
NINE ELM ON THE SOUTHBANK
BATTERSEA PARK STATION
NINE ELM
BATTERSEA PARK
BATTERSEA POWER STATION (DUE 2020)

2.8M SQFT OFFICE SPACE
UP TO 25,000 NEW JOBS
20,000 NEW HOMES
11 HOTELS

2.8M SQFT
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NINE ELM ON THE SOUTHBANK
BATTERSEA PARK STATION
NINE ELM
BATTERSEA PARK
BATTERSEA POWER STATION (DUE 2020)
Perfectly Placed

92% of London Underground stations are accessible via Battersea Power Station with just one change.

The London Underground

A short walk to overground and underground stations

- Battersea Power Station
  - 5 minute walk to new Northern Line extension (due 2020)

- Battersea Park
  - 5 minute walk
  - 0.3 miles

- Queenstown Road Battersea
  - 6 minute walk
  - 0.4 miles

4 of the UK's busiest hubs are accessible within 10 minutes of Battersea Power Station

- Clapham Junction
  - 3 minute train journey

- Victoria
  - 4 minute train journey

- Waterloo
  - 7 minute train journey

- London Bridge
  - 10 minute train journey

Other transport links

- Cycles
  - 20 docking stations outside the development
  - Sheltered cycle parking throughout the site
  - Capped services for shower facilities in every unit

- Buses
  - 88 routes link to 17 key destinations

- South West Trains
  - 50 minute train journey from Battersea Park station
  - 27.9 miles

- Heathrow Airport
  - 50 minute drive
  - 16.1 miles

- Gatwick Airport
  - 45 minute train journey via new Northern Line extension
  - 5.1 miles

- Eurostar
  - 20 minute tube journey from Battersea Park station
  - 5.1 miles

Bus links

- Buses from Battersea Park Station
  - Sloane Square
    - 13 mins
  - Hyde Park Corner
    - 17 mins
  - Oxford Circus
    - 17 mins
  - High Street Kensington
    - 46 mins
  - London Bridge
    - 49 mins
  - Liverpool Street Station
    - 60 mins

*Northern Line extension due 2020.
All times, excluding or travel, are based on travelling at 7.30am on a weekday. Source: tfl.gov.uk and google maps. Rail map not to scale.
Nine Elms on the South Bank and Battersea Power Station will become an ultra-modern, exciting destination in central London offering 20,000 new homes, 25,000 new jobs, new schools, parks, culture and the arts.

5 minutes away from Prince of Wales Drive, Battersea Power Station and the Circus West shopping district will be London's newest riverside village with a pedestrian high street and retail hub.

Located between the iconic Power Station and the 200-acre Battersea Park, Prince of Wales Drive is perfectly positioned to play a key part in this exciting unfolding story on the South Bank.

Just some of the names already investing close by at Battersea Power Station:

- New Apple HQ relocating here in 2021
- New shops, cafés and restaurants
- Street food market

£1bn
- Transport improvement

3,900
- New homes in Battersea Power Station

25,000
- Job creation within Nine Elms

2
- New stations to Nine Elms

1.2m sq ft
- Of new office space

3 km
- Of Thames river frontage

150
- Over

39,000 sq ft
- New Covent Garden Market

Completion 2025

Future Phases
Completion 2022 onwards

Battersea Power Station
Phase 3 – Battersea Roof Gardens and Prospect Place
Completion 2019/20

Battersea Power Station
Phase 2 – The Power Station
Completion 2019

Battersea Power Station
Phase 1 – Circus West
Completion 2016

Prince of Wales Drive

New Covent Garden Market

New stations to Nine Elms

Transport improvement

New homes in Battersea Power Station

Job creation within Nine Elms

New stations to Nine Elms

Transport improvement

New homes in Battersea Power Station

Job creation within Nine Elms
Prince of Wales Drive will feature 955 1, 2, and 3 bedroom apartments in 11 distinctive pavilions.

Commercial spaces occupy the ground floor and lower ground levels of the development, with access to the beautiful gardens, public piazzas and landscaped walkways designed by Gillespies, world-renowned landscape architects.

There will be a public gym housed within the brickwork walls of an existing submerged gas holder at lower basement level – remnants of the site’s industrial past.

To the south, a public Piazza, includes a café and retail units.
# Table of Commercial Unit Opportunities

## Build Programme

| Phase 1 (Q2 2016 - Q2 2020) | 299 Residential Units |
| Phase 2 (Q4 2019 - Q2 2022) | 394 Residential Units |
| Phase 3 (Q1 2020 - Q1 2024) | 262 Residential Units |

## Commercial Unit Opportunities

<table>
<thead>
<tr>
<th>REF</th>
<th>BLOCK</th>
<th>USE CLASS</th>
<th>LOWER GROUND M² (SQ. FT)</th>
<th>GROUND FLOOR M² (SQ. FT)</th>
<th>MEZZANINE FLOOR M² (SQ. FT)</th>
<th>TOTAL FLOOR AREA M² (SQ. FT)</th>
<th>COMPLETION DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>B-1</td>
<td>Block B</td>
<td>B1 – Office</td>
<td>–</td>
<td>323.64 (3,484)</td>
<td>–</td>
<td>323.64 (3,484)</td>
<td>2023</td>
</tr>
<tr>
<td>E-1</td>
<td>Block E</td>
<td>A1 – Retail</td>
<td>–</td>
<td>545.3 (5,870)</td>
<td>–</td>
<td>545.3 (5,870)</td>
<td>Q1 2019</td>
</tr>
<tr>
<td>F-1</td>
<td>Block F</td>
<td>B1 – Office</td>
<td>–</td>
<td>Circa 400.0 (4,400)</td>
<td>–</td>
<td>Circa 400 (4,400)</td>
<td>2023</td>
</tr>
<tr>
<td>F-2</td>
<td>Block F/A</td>
<td>B1 – Office</td>
<td>–</td>
<td>Circa 490.0 (5,300)</td>
<td>–</td>
<td>Circa 490 (5,300)</td>
<td>2024</td>
</tr>
<tr>
<td>G-1</td>
<td>Block G</td>
<td>B1/D1 – Flexible educational/office use</td>
<td>689.7 (9,576)</td>
<td>864.3 (9,303)</td>
<td>–</td>
<td>1,754.0 (18,879)</td>
<td>Q3 2021</td>
</tr>
<tr>
<td>H-1</td>
<td>Block H</td>
<td></td>
<td>596.4 (6,419)</td>
<td>678.7 (7,305)</td>
<td>–</td>
<td>1,275.1 (13,724)</td>
<td>Q1 2020</td>
</tr>
<tr>
<td>J-1</td>
<td>Blocks H/J</td>
<td></td>
<td>1306.8 (14,066)</td>
<td>434.4 (4,675)</td>
<td>–</td>
<td>1,741.2 (18,741)</td>
<td>Q4 2019</td>
</tr>
<tr>
<td>J-2</td>
<td>Block J prime frontage (South/West)</td>
<td>A1 – Retail</td>
<td>–</td>
<td>300.0 (3,228)</td>
<td>–</td>
<td>300.0 (3,228)</td>
<td>Q1 2019</td>
</tr>
<tr>
<td>J-3</td>
<td>Block J prime frontage (South/East)</td>
<td>A1 – Retail</td>
<td>–</td>
<td>232.0 (2,513)</td>
<td>–</td>
<td>232.0 (2,513)</td>
<td>Q1 2019</td>
</tr>
<tr>
<td>K-1</td>
<td>Blocks K/L</td>
<td>D1 – Nursery</td>
<td>–</td>
<td>629.2 (6,772)</td>
<td>–</td>
<td>924.0 (9,948)</td>
<td>Q2 2021</td>
</tr>
<tr>
<td>L-1</td>
<td>Block L</td>
<td>A2/A3/B1/D1</td>
<td>–</td>
<td>295.0 (3,176)</td>
<td>–</td>
<td>–</td>
<td>–</td>
</tr>
<tr>
<td>L-2</td>
<td>Gasholder 4 Block L Access</td>
<td>Letting agreed with Gym Group</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Q3 2019</td>
</tr>
<tr>
<td>M-1</td>
<td>Block M</td>
<td>A3 – Cafe</td>
<td>–</td>
<td>182.2 (1,961)</td>
<td>128.5 (1,383)</td>
<td>310.7 (3,344)</td>
<td>2024</td>
</tr>
</tbody>
</table>
The split level café unit is set in the landscaped gardens at the heart of the development, with direct access from Prince of Wales Drive and includes outside seating. The Café will benefit from the 955 homes on the scheme and is visible from Prince of Wales Drive.

**LOCATION**

The split level café unit is set in the landscaped gardens at the heart of the development, with direct access from Prince of Wales Drive and includes outside seating. The Café will benefit from the 955 homes on the scheme and is visible from Prince of Wales Drive.

**CAFÉ SPACE**

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**LOCATION**

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**NEW HOUSEHOLDS SURROUNDING THE CAFÉ**

955

**OVER**

3,000 SQ FT

**OF CENTRAL CAFÉ SPACE**

**POTENTIAL CUSTOMERS FROM THE SURROUNDING BOROUGH**

306,000
RETAIL SPACE

This is an exceptional opportunity for retail space directly visible from Prince of Wales Drive. The host of retail, commercial and residential developments surrounding Nine Elms will bring a raft of potential customers in to the site.

LOCATION

![Location Diagram]

20,000
NEW HOMES IN NINE ELMS

THE AVERAGE INCOME IN WANDSWORTH IS WELL ABOVE THE NATIONAL MEDIAN

25,000
NEW JOBS IN NINE ELMS
OFFICE SPACE

Excellent transport links make it simple for employees to get to work and an exceptional place to host meetings, presentations or business deals with tube and overground rail stations within a 5 minute walk.

There will be excellent local amenities including beautiful gardens to sit in, cafes and food outlets for lunch, and a public gym.

APPLE WILL MOVE ITS UK HEADQUARTERS TO BATTERSEA POWER STATION IN 2021

65,000FT² OFFICE SPACE AVAILABLE

OFFICE SPACE IS NOW SEEN AS A SIGNIFICANT FACTOR IN RECRUITING, MAINTAINING AND MAXIMISING TALENT

65,000FT² Office space available

www.forbes.com; ‘Creating Office Spaces That Make People Want To Go To Work’, Hester Lacey
NURSERY

Flexible nursery space up to 9,500 sq ft with secluded external play space (over 1,500 sq ft). Located next to the public gym entrance and a short walk to the on-site café, this nursery space has all the local provisions a busy family may need.

LOCATION

25,000 OFFICE WORKERS

There will be an influx of 25,000 office workers into the area - many needing convenient childcare cover while at work.

39% YOUNG AT HEART

39% of Wandsworth Borough residents are aged 25-39 – the highest proportion of any local authority in the country.

4,500 - 9,500 SQ FT

NURSERY SPACE

Flexible to meet your needs.
THE GYM

The Gym Group is providing flexible fitness facilities to Prince of Wales Drive. The group offers high-spec, affordable gyms, nationwide. The innovative gym offers a selection of video-link classes, boosting the wellbeing of residents and office workers alike.

THE GYM GROUP IS OPEN 24/7 AND NO CONTRACT IS NEEDED

LOCATION

GYM AREA

THE GYM

44%

BULKING UP

1,748 SQ M

(18,800 SQ FT)

GYM AREA

UK gym membership spending soared by 44% in 2015 and gym members tend to spend more on eating out and supermarket shops.

GYM UNIT LAYOUT

GYM IS ACCESSED VIA BLOCK L AND IS AT BASEMENT LEVEL 2

2827
FOR FURTHER INFORMATION

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Paul.bugeja@montagu-evans.co.uk

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William’s policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be taken as an indication of finish or as a guarantee. Applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Prince of Wales Drive is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular unit. All computer generated images and lifestyle photography are indicative only. November 2016 - W200/05CA/0416

Proud to be a member of the Berkeley Group of companies

POCKET TO HOLD FACT SHEETS