

UNITS 45/47/48

DISCOVERY HOUSE

JUNIPER DRIVE, LONDON
SW18 1QS



**PROMINENT RIVERSIDE CORNER SHOWROOM
LONDON INVESTMENT**



FMX
Urban Property Advisers

INVESTMENT SUMMARY

- Located in the vibrant suburb of Battersea, within the London Borough of Wandsworth.
- Battersea has an affluent population of approximately 109,000 with an average household income of c.£62,100 per annum, significantly higher than the national average.
- The property is situated in Battersea Reach, a Berkeley Homes development which completed in 2019 providing approximately 1,350 residential apartments and 391,300 sq ft of commercial floorspace.
- Modern, purpose-built CAT A and CAT B media style fit out that has recently undergone refurbishment.
- The property is let to Mindful Chef Ltd for a term of 10 years, expiring on the 11 January 2031 at a rental of £302,109 per annum.
- In 2025, Nestlé bought the majority stake in Mindful Chef Ltd.
- In their most recent profit and loss account, Mindful Chef posted a pre-tax profit of £10,889,025.
- The tenant recently extended their 22 January 2027 break option to 22 January 2029, showing their commitment to the location.
- 999-year long leasehold from 2 June 2005 expiring 26 May 3004 at a head rent of £50 per annum.

PROPOSAL

We are instructed to seek offers in excess of **£3,600,000** (Three Million Six Hundred Thousand Pounds), subject to contract and exclusive of VAT. A purchase at this price reflects a **Net Initial Yield of 7.90%** allowing for standard purchaser's costs of 6.22%.

The property is available for purchase within a UK-based SPV, enabling a purchaser to benefit from stamp duty savings. Further information is available upon request.





For indicative purposes only.

LOCATION

Battersea is a vibrant and well-established district of South West London, located approximately three miles (4.82 km) west of Central London along the south bank of the River Thames. The area benefits from a high residential density and an affluent, well-educated population, underpinned by strong local amenities, extensive regeneration, and excellent connectivity.



Wandsworth benefits from strong road connections into the West End (32 minutes) and City (45 minutes) via the A305 and A3. The A205 provides direct access to the South Circular route and the A3 and A24 connect with the national road infrastructure to the south west.



Clapham Junction station is the busiest interchange station in Britain with approximately 20.4m passengers alighting per annum. The station provides frequent direct trains to London Victoria (7 minutes), London Waterloo (9 minutes) and Gatwick Airport (25 minutes). Wandsworth Town Station provides frequent direct services to London Waterloo (16 minutes) and London Victoria (21 minutes).



Wandsworth Riverside Quarter Pier Terminal is situated 0.9 miles (1.44 km) from the subject property and provides frequent Thames Clipper services to the City and Canary Wharf to the east and Putney to the west.



London Heathrow Airport is situated approximately 13 miles (20 km) west of the property and London Gatwick Airport is located 24 miles (38 km) to the south. Both airports combined host approximately 750,000 domestic and international flights per year.

DEMOGRAPHICS

Battersea has an affluent population of approximately 109,000 residents, with approximately 71% of the population of working age, reflecting a strong and economically active community (Census; Parliament.UK). The average household income in Battersea is approximately £62,100 per annum, which is significantly higher than the national average. Educational attainment is also notably strong, with 65.5% of residents holding degree-level qualifications or higher, one of the highest proportions nationally (ONS Census).

Battersea sits within the London Borough of Wandsworth, which has a highly affluent population of approximately 350,000 residents. Approximately 43.3% of residents are classified within the most affluent AB socio-economic grade, more than double the national average of 21.2%, underlining the area's strong socio-economic profile (Wandsworth Borough Council).



LOCAL DEVELOPMENT

Wandsworth Borough has benefited from approximately £13.3 billion of development in recent years, with the following developments in close proximity to the subject property.

NEW ACRES

Legal & General's new £500 million build-to-rent scheme provides 1,034 purpose-built rental homes across 18 buildings, making it one of the largest developments of its kind in the UK. The project spans approximately six acres and includes over 85,000 sq ft of commercial space (Legal & General).



WANDSWORTH MILLS

A 3.4-acre waterside development in the heart of Wandsworth. This new neighbourhood delivers around 375 contemporary homes set amid landscaped gardens, restored historic structures and enhanced riverside frontage (Wandsworth Town).

Built on a former industrial site, Wandsworth Mills also adds new public spaces, pedestrian bridges and enhanced access to river paths, making it a standout example of smaller-scale regeneration that enriches local community life.

BATTERSEA POWER STATION

A short walk from the subject property is the Battersea Power Station redevelopment, one of London's largest urban regeneration schemes. Set across a 42-acre masterplan on the south bank of the Thames, the development is a £9 billion mixed-use precinct of homes, offices, culture, retail, and public space, including over 19 acres of new public realm and river frontage (The Developer).



In late 2025 Wandsworth Council and Battersea Power Station Development Company announced the next phase of growth: 200 new high-quality homes will be built as part of Phase 5A of the masterplan (The Developer).

CLAPHAM JUNCTION STATION & URBAN HEART MASTERPLAN

Clapham Junction is one of the busiest rail interchanges in the UK, and Wandsworth Council, Network Rail, TfL and design partners are working on a comprehensive masterplan to improve station capacity, connectivity, public space and integration with nearby neighbourhoods (Wandsworth Borough Town).

The project is progressing through staged design and community engagement, with Stage 1 technical analysis completed and Stage 2 design development underway into 2026 (Wandsworth Borough Town).

SITUATION

The property is prominently located at the entrance of Battersea Reach fronting onto the busy York Road.

The property benefits from excellent footfall levels, benefiting from access to the pedestrianised Juniper Drive and the busy waterfront walkway that offers a strong line-up of amenities including restaurants, cafes, pubs and gyms.

Local occupiers within the immediate vicinity of the subject property include:





SUBJECT PROPERTY

Mindful Chef



Fulham

Hyde Park

Buckingham Palace

Fitzrovia

London Victoria

Battersea Power Station

London Bridge

Clapham Junction

Kensington

Chelsea

The City

Wandsworth Town

Canary Wharf



DESCRIPTION

The property comprises the ground floor of Units 45, 47 and 48 Discovery House, part of Battersea Reach, a Berkeley Homes development which completed in 2019. The development comprises a 13-acre mixed-use riverside development, providing approximately 1,350 residential apartments and 391,300 sq ft of commercial floorspace.

The offices have a CAT A and CAT B media style fit out with exposed services and raised floors. The property has been designed to incorporate a newly refurbished test kitchen, studio kitchen, photography studio, extensive breakout areas, fitness suite, showers, library, collaboration hub, open plan seating for 46 hot desks, as well as three meeting rooms and a 12-person boardroom. The floorplate is capable of subdivision, has multiple entrances and three separate power supplies allowing any potential purchaser to easily sub-divide the unit.



ACCOMMODATION

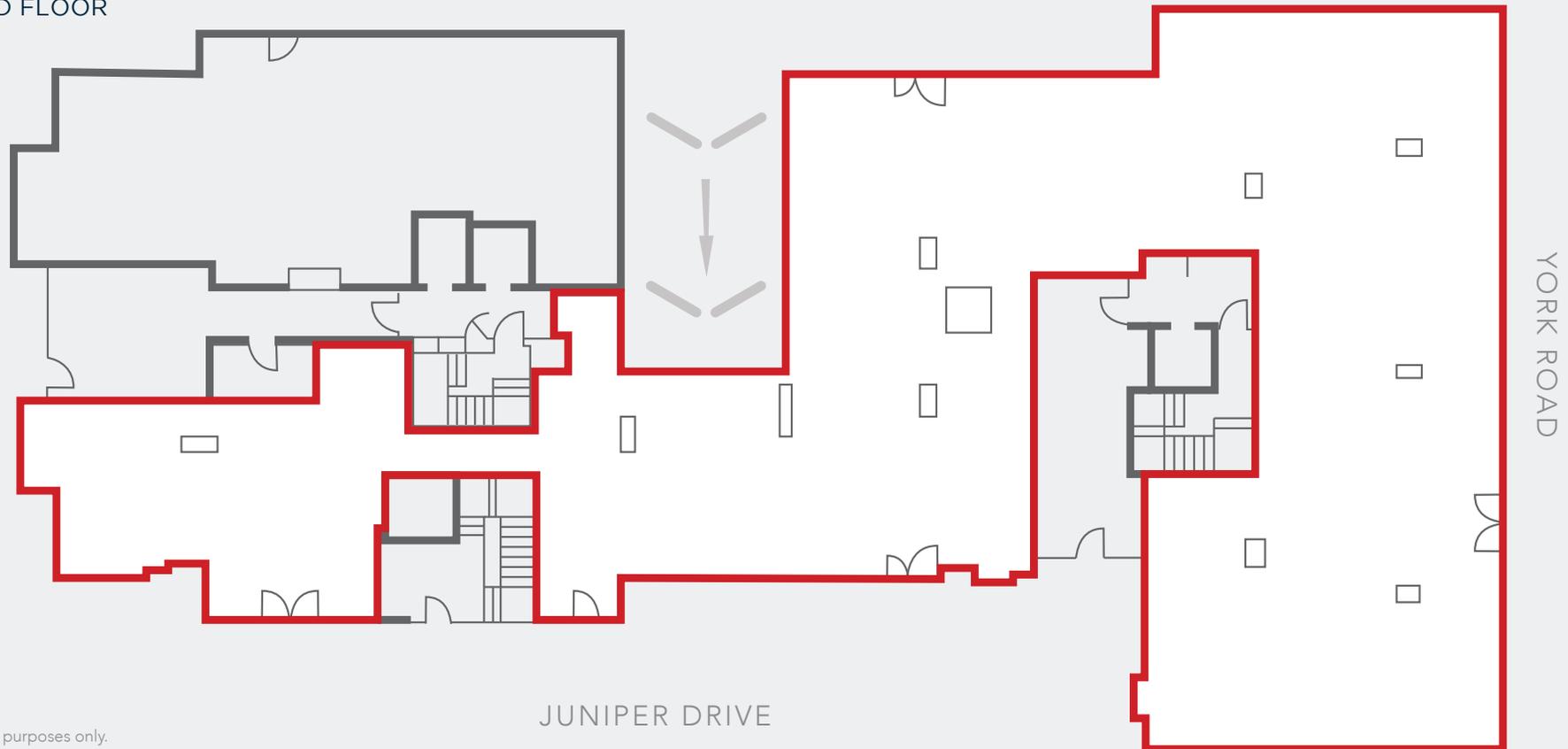
The property comprises the following approximate Net Internal Areas (NIA):

	NIA (sq ft)	NIA (sq m)
Ground Floor	7,642	709.96
Total	7,642	709.96

FMX have not measured the property to verify floor areas.



GROUND FLOOR PLAN



For indicative purposes only.



TENANCY INFORMATION

The property is let to Mindful Chef Ltd on a 10-year internal repairing and insuring lease from 12 January 2021, expiring 11 January 2031, at a current passing rent of £302,109 per annum, with landlord costs recoverable from the tenant via the service charge.

The lease is supported by a rent deposit equal to nine months' rental (c.£272,000 including VAT), transferable to the purchaser on completion. The tenant has recently extended their break option from 22 January 2027 to 22 January 2029, showing their commitment to the location. In consideration of this extension, the tenant has been granted six months' rent-free. Any outstanding incentive is to be 'topped up' by the vendor on completion.

TENURE

The property is held on a 999-year long leasehold from St George Battersea Reach Limited from 2 June 2005 expiring 26 May 3004, at a head rent of £50 per annum.

EPC

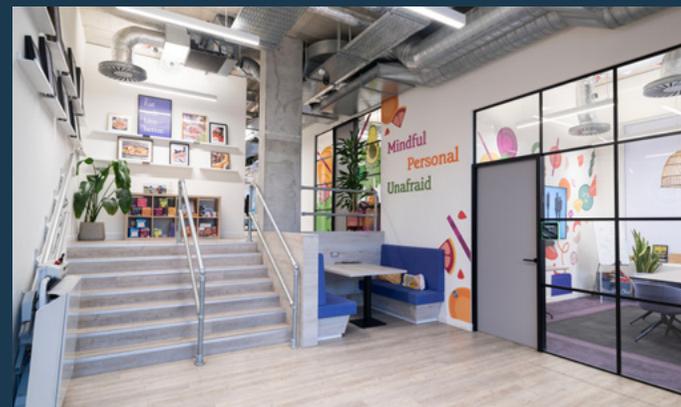
The property benefits from the following Energy Performance Certificates:

Unit 45: C-55

Unit 47: C-55

Unit 48: C-56

Copies of the EPCs are available upon request.



COVENANT INFORMATION

Mindful Chef Ltd (09270945)

Mindful Chef is a British healthy meal-kit and prepared meals company founded in 2015. Headquartered in London, the business delivers recipe boxes with fresh, nutritionally balanced ingredients designed to make healthy eating easy and accessible, with a strong focus on sustainability and quality. In November 2020, global food and beverage leader Nestlé acquired a majority stake in Mindful Chef, integrating the brand into its direct-to-consumer portfolio while allowing the original team to continue running the business and accelerating its growth across the UK and beyond.

The company displays a Creditsafe score of A-93 indicating a 'very low risk' of default with a summary of the company's most recent financial accounts provided below:

Mindful Chef

2024

Turnover	£55,911,744
Pre-Tax Profit	£10,889,025
Shareholder Funds	£36,865,750



VAT

We understand that the property is elected for VAT. It is anticipated that the sale would be structured as a Transfer of a Going Concern (TOGC).

ANTI MONEY LAUNDERING

In order to comply with Anti-Money Laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

James Mead

jamesmead@fmx.co.uk
07919 622 542

Patrick Kilvington

patrickkilvington@fmx.co.uk
07860 625 512

Oliver Smart

oliversmart@fmx.co.uk
07818 402 754

Misrepresentation Act:
The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.
SUBJECT TO CONTRACT 2026

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