

APEX ROAD, NINE ELMS, LONDON SW8 5EL @APEXONE_9ELMS

APEXONE NINE ELMS

01 *The Beginning*

02 *The Experience*

03 *The Space*

04 *The Details*

A woman in a long, patterned dress is walking away from the camera in a dark, industrial setting. The lighting is dramatic, highlighting the texture of her dress and the shadows on the ground. A thin orange line extends from the left edge of the page across the middle of the image.

A New *Address*

Apex One rises 25 storeys above Nine Elms, occupying a prominent corner within one of Central London's most active regeneration corridors.

Located right by Nine Elms Underground Station, the scheme combines immediate connectivity with 204 apartments above expansive and exciting ground-floor commercial space.

Visible, accessible and embedded within a high-density residential district, Apex One is positioned on the main thoroughfare from the tube to the wider Nine Elms community.

Arriving

soon

Q3 2026

The Apex One residential community is a range of high-rise apartments, commanding views north, south, east and west.

High specification apartments, a 500 m2 residents club lounge, a large shared podium multi-use garden, gym and co-working space.

Apex One is designed and built for and around our residents at the centre of a dynamic new neighbourhood.

At the *centre* of it all

Positioned moments from Nine Elms Underground Station, Apex One benefits from direct Northern line access to the West End, the City and King's Cross.

The River Thames lies to the north, with Battersea Power Station approximately 20 minutes' walk west.

The site sits within a corridor of continuous residential growth and public realm investment, ensuring consistent daily movement past the building.

Bars & restaurants

- 01 BRUNSWICK HOUSE
- 02 MR BULL NOODLE BAR
- 03 DARBY'S
- 04 NINE ELMS TAVERN
- 05 PASSYUNK AVENUE
- 06 THE ALCHEMIST BATTERSEA
- 07 ESTRELA PORTUGUESE
- 08 CANTON ARMS

Café

- 01 BLACK SHEEP COFFEE
- 02 SENDERO
- 03 ATIS
- 04 DISTRICT
- 05 THE COFFEE STUDIO
- 06 SAKURADO JAPANESE PATISSERIE
- 07 GAIL'S

Supermarkets

- 01 WAITROSE & PARTNERS
- 02 SAINSBURY'S
- 03 TIAN TIAN MARKET
- 04 BATTERSEA GENERAL STORE
- 05 M&S FOODHALL

Culture & entertainment

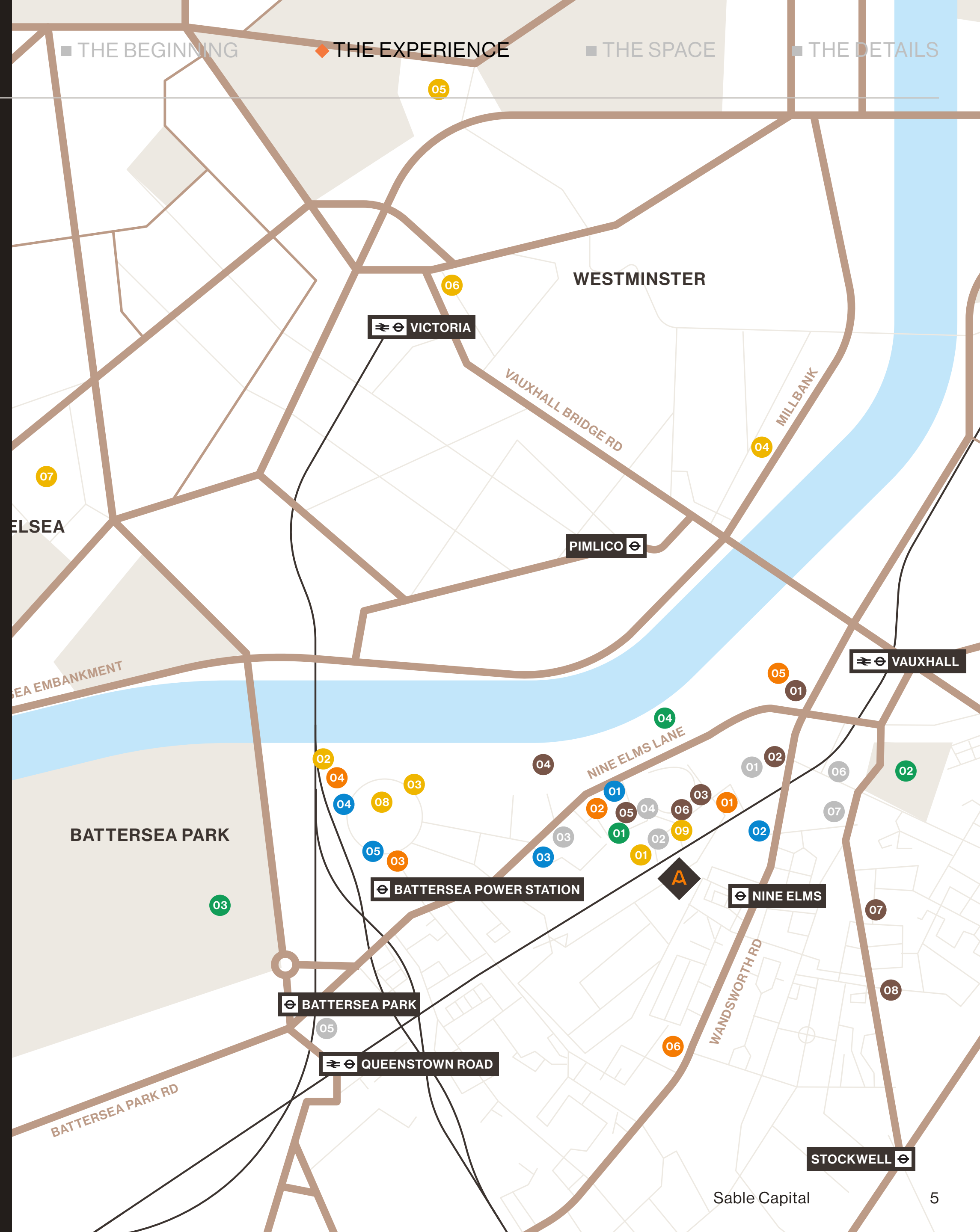
- 01 MATT'S GALLERY
- 02 ARCHES LANE THEATRE
- 03 NEON
- 04 TATE BRITAIN
- 05 BUCKINGHAM PALACE
- 06 VICTORIA PALACE THEATRE
- 07 SAATCHI GALLERY
- 08 BATTERSEA POWER STATION
- 09 WORLD HEART BEAT EMBASSY GARDENS

Gyms

- 01 UNIT
- 02 TEN HEALTH & FITNESS
- 03 THIRD SPACE
- 04 REFORMCORE
- 05 THE GYM GROUP
- 06 PUREGYM

Green spaces

- 01 NINE ELMS PARK
- 02 VAUXHALL PARK
- 03 RIVERSIDE WALK
- 04 BATTERSEA PARK





Established.
Connected.
Riverside.



Designed for *flexibility*

The units are designed to accommodate a range of occupiers, allowing brands to shape their space while benefiting from strong street visibility and residential proximity.

 DELIVERED SHELL AND CORE

 SUITABLE FOR CAT A OR BESPOKE FIT-OUT

 GENEROUS GLAZING FRONTAGE

 CLEAR INTERNAL VOLUMES

 SUITABLE SPECIALIST RETAIL

Unit #1

76 MSQ
Total frontage: 820 SQ FT

Unit #2

204 MSQ
Total frontage: 2,200 SQ FT

Unit #3

167 MSQ
Total frontage: 1,800 SQ FT

Unit #2 & #3 combined

371 MSQ
Total frontage: 4,000 SQ FT



U.S. EMBASSY
4 MINUTE WALK

ENTRANCE



APEX ROAD

PASCAL STREET

 NINE ELMS
1 MINUTE WALK

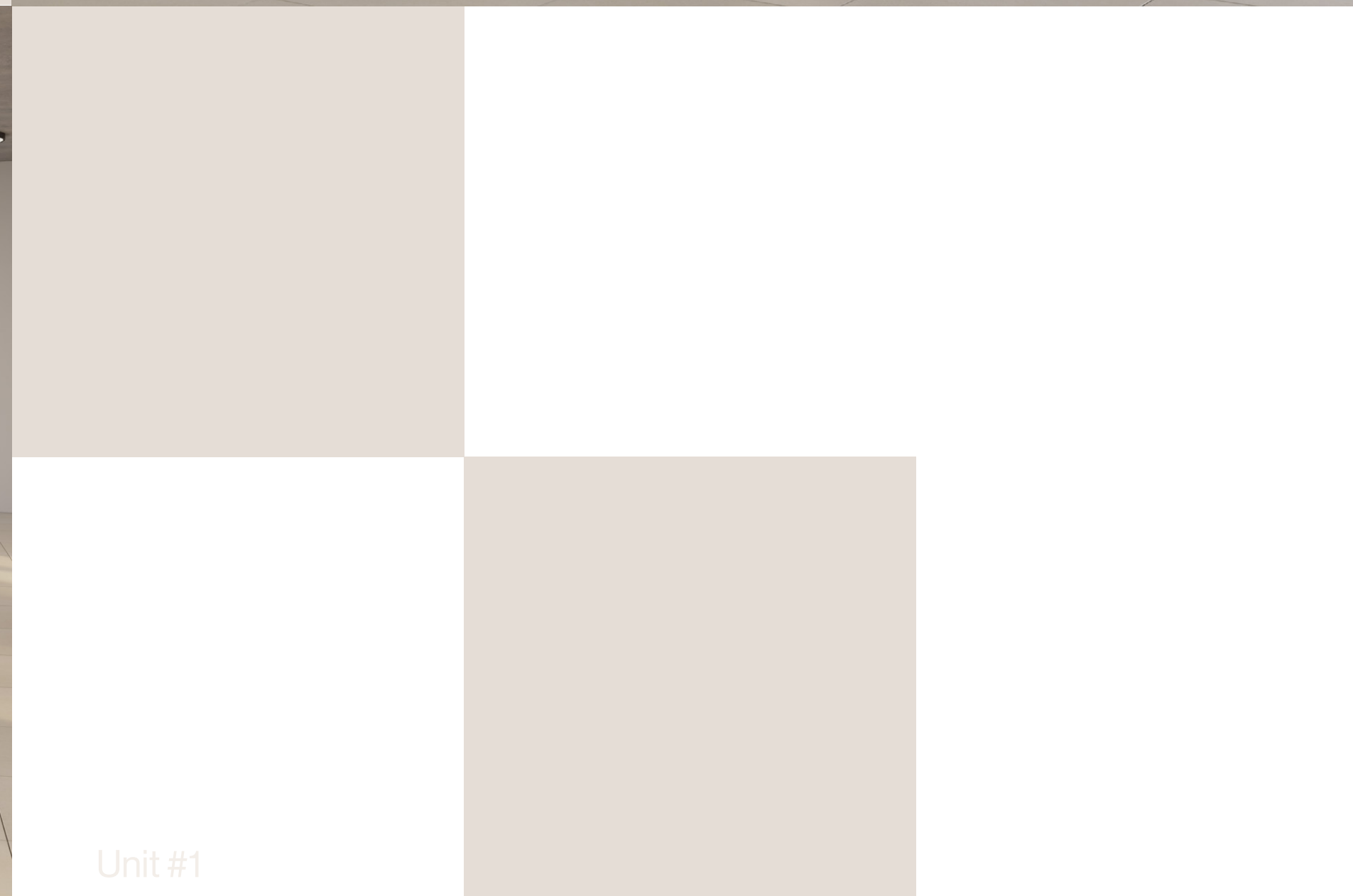


Unit #2

A space that works for *you*



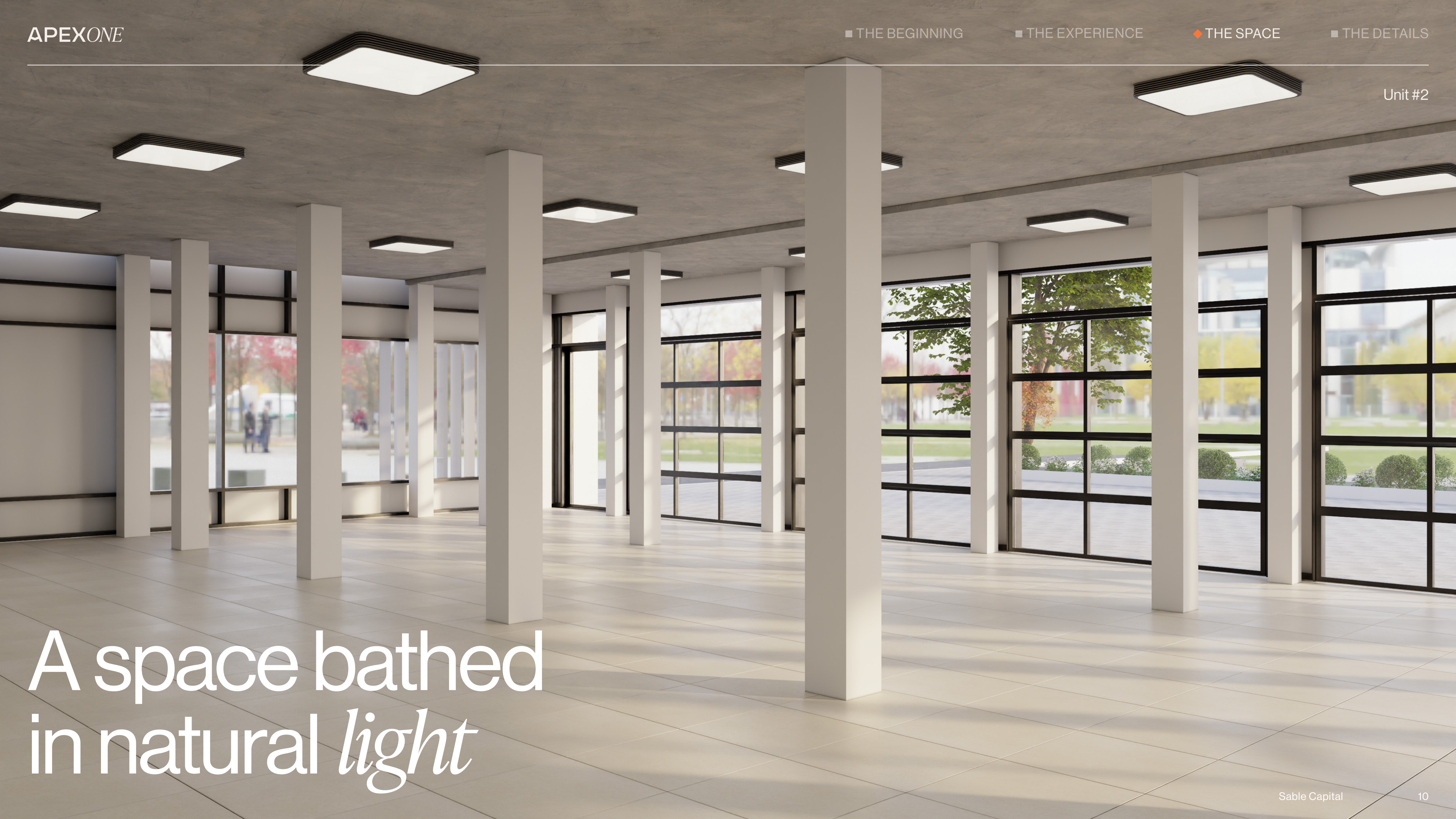
Unit #1



Unit #1



Unit #2



A space bathed
in natural *light*

A captive residential market

Upon completion, Apex One will introduce 204 new homes directly above the commercial units, offering an affluent onsite audience.

Situated in the in the highly trafficked corridor between Nine Elms Underground Station and Embassy Gardens, the scheme benefits from passing footfall of 2,660 average per day. The wider area is to benefit from further development of high-end accommodation that will further enhance the locale in the longer term.

25-STOREY TOWER

400M² RESIDENTS LOUNGE

204 APARTMENTS ABOVE





From *morning*

to *night*

Arrange a viewing *today*

AVAILABILITY

- ◆ Availability: Q3 2026
- ◆ Ground floor commercial space totalling 487 sq m (5,245 sq ft)
- ◆ Available shell and core
- ◆ Use Class E

LEASE TERMS

- ◆ New lease and term subject to negotiation and contract
- ◆ Rent on application

For further *information*,
please contact:

Will Penfold

Agent
willp@brucegillinghampollard.com

Adam Van den Bussche

Apex One
adam@indie-rf.co.uk

DISCLAIMER: Sable Capital on its behalf and as agent for the Vendors or Lessors of this property, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Whilst Sable Capital uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Sable Capital as such cannot be held responsible for any loss or damage whatsoever, including without limitation, any direct, indirect or consequential loss or damage or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.
3. No person in the employment of Sable Capital has any authority to make any representation or warranty whatsoever in relation to this property and potential Purchasers, Lessees or Third parties will therefore not rely upon any statement made, or information provided, by any employee of Sable Capital.
4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication for guidance purposes and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Designed by Stepladder stepladderuk.com



APEX ROAD, NINE ELMS, LONDON SW8 5EL

APEXONE9ELMS.COM

[@APEXONE_9ELMS](https://www.instagram.com/APEXONE_9ELMS)