



## Battersea Studios Silverthorne Road Battersea SW8 3HE

DYNAMIC BUSINESS HUB | 300 - 6,000 SQ.FT. |  
BATTERSEA

Area: 4,479.00 FT<sup>2</sup> (416.11 M<sup>2</sup>)

Initial Rent: £199,000 PA



LOCATION  
Battersea



TRAIN  
Queenstown Rd



PARKING  
On-site



AVAILABILITY  
Immediate



OFFICE  
B1 office consent



DISABLED ACCESS  
DDA compliant



MEETING ROOMS  
Via S/A



CONCIERGE  
On-site



CAFÉ (S)  
On-site



CYCLE RACKS  
On-site

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### LOCATION:

Battersea Studios is located within walking distance of Battersea Park and Queenstown Road Stations and conveniently located for access to central London via Chelsea Bridge and Sloane square. Nearby 'Santander Cycle' hire available.

Battersea Park and the River Thames are just minutes' walk away, making it easy to take a break away from the office environment.

The new Battersea Power Station (Northern line) now provides direct access to the underground network.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	4,479.00	416.11
TOTAL	4,479.00	416.11

### DESCRIPTION:

Battersea Studios - South West London's largest and most dynamic hub, creating a vibrant community of business people, companies and creatives offering an exceptional working environment for new and established businesses.

Flexible workspace ranging in size from 300 - 6,000 sq.ft.

Breakout spaces and meeting rooms available to all businesses at Battersea Studios.

Recently welcomed The Strong Coffee Company on-site.

Electric charging points now installed.

A short walk from a number of excellent local lunch spots / restaurants and bars nearby and at Battersea Power Station.

### LEASE:

New leases to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

£8.50 - £10.00 per sq.ft.

### RATES PAYABLE:

£10.50 - £12.50 per sq.ft.

### EPC:

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### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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