



Havelock Terrace, Battersea, SW8 4AS

OFFICE, WORKSHOP & STUDIO SPACE

TO LET



Use consent
B1 office



Train
Battersea Park



Access
24 hour access



Natural Light
Good

LOCATION:

The property is situated on the south side of Battersea Park Road, to the east of Queenstown Road, virtually opposite Battersea Dogs Home.

Battersea Park and Queenstown road station (Overground) are both within a 5 minute walk of Havelock Terrace and between them offer direct services to both London Victoria and London Waterloo.

The South Circular (A205) is located to the south, the A3 to the west and central London is accessed via Chelsea and Vauxhall bridges situated to the north.

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DESCRIPTION:

Havelock Terrace comprises of both Avro House and Hewlett House which offers office / studio and light-industrial space. The spaces benefit from having floods of natural light and the light industrial spaces come complete with a roller shutter door and good loading access.

PREMISES	AREA FT ²	AREA M ²	RENT
Second Floor Studio HT.HH07SA	623	58	P.O.A
Second Floor Studio HT.HH08S	630	59	P.O.A
Second Floor Studio HT.HH07SB	647	60	P.O.A
Unit HT.AH003	2,931	272	P.O.A

AMENITIES:



Cycle Storage
On-site



CCTV
Site monitored



Loading Dock
Bays available

TENURE:

A flexible 2 year agreement that includes regular Tenant break options and set rental levels.

The Rent is fixed for 12 months and increases by 5 per cent at the start of the second year.

RATES PAYABLE: Estimated at approx £4.50 psf.

SERVICE CHARGE: Inclusive

VAT: Applicable

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

George Rowling
Houston Lawrence
0207 801 9027
george.rowling@houstonlawrence.co.uk