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**EDWARD CHARLES
& PARTNERS W 1**
CHARTERED SURVEYORS

BRAND NEW OFFICES TO LET

8,495 – 52,313 SQ FT

BATTERSEA STUDIOS 2, 28 SILVERTHORNE ROAD, SW8

- Situation:** Close to Queenstown Road and Battersea Park stations, which link stations link to Waterloo and Victoria Stations, Clapham Common and Clapham North are best for the Underground / network and Clapham Junction.
- Accommodation:** A new 52,000 sq ft office building, within the Studio Estate arranged, over five floors and complemented by 40 parking spaces. The tenants of the new scheme will benefit from the amenities already established in Battersea Studios 1: the café / bar, internal meeting areas and on-site 24 hour security.
- | | | |
|--------------|----------------------------|------------|
| Fourth Floor | 8,495 sq ft | LET |
| Third Floor | 10,904 sq ft | |
| Second Floor | 1,500 sq ft | |
| First Floor | Units of 500 – 1,000 sq ft | |
| Ground Floor | 4,500 sq ft | |
- Amenities:**
- | | |
|--------------------|-----------------------------------|
| * Air Conditioning | * On-site café/bar |
| * Raised Floors | * Terrace (4 th floor) |
| * CAT 7 Lighting | * Car parking |
| * 24 Security | * Satellite dish farm |
- Rent:** Mid / Late £20's per sq ft per annum exclusive.
- Rates:** Estimated to be approx £8.50 per sq ft.
- Lease:** By arrangement.
- Service Charge:** £6.00 psf
- Estate Charge:** £2.00 psf
- Possession:** Immediately
- Viewing:** Via joint letting agents:
- | | |
|---------------------------|------------------|
| Edward Charles & Partners | Houston Lawrence |
| Eddie Lesley | Chris Jago |
| 020 7009 2300 | 020 7924 4476 |
- Website:** www.battersea-studios.com