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

BATTERSEA STUDIOS —

80 SILVERTHORNE ROAD | LONDON | SW8

OFFICE S TO LET – 472 / 741 / 1,485 / 9,298 SQ FT



Situation:

Close to Queenstown Road and Battersea Park stations. Clapham Junction Station is a short bus ride away. These stations link to Waterloo and Victoria Stations. Vauxhall Cross and Clapham North are the nearest Underground Stations.

Accommodation:

A distinctive 2 storey modern building undergoing complete transformation to provide a new brand of business community concept. Breakout spaces create intimate zones within the workspace.

Amenities:

- * Air conditioning
- * Car parking
- * Raised floors
- * In-house café/restaurant
- * Atrium
- * Double height entrance hall
- * Receptionist/24 hr security
- * Suspended ceilings

Leases:

New by arrangement.

Floor	Area (sq ft)	Rent pa (exclusive)	Rates (estimated)	Service Charge	Availability
First	472 sq ft	£21,240			Under Offer
First	741 sq ft	£32,850	£6,935 pa	£4,928 pa	Under Offer
First	1,485 sq ft	£66,825			Under Offer
Fourth	9,298 sq ft	Upon Application			Available

Viewing:

Via joint sole letting agents:

Edward Charles & Partners
Sean Cunningham / Alex Kim
020 7009 2300

Houston Lawrence
Chris Jago
020 7801 9023

Website:

www.battersea-studios.com