1 Marylebone High Street London W1U 4LZ T 020 7009 2300 F 020 7009 2311

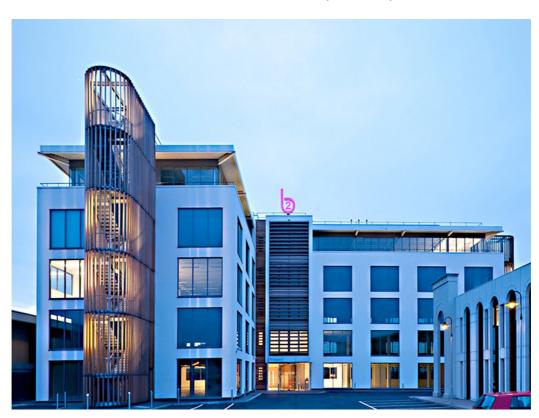
office@edwardcharles.co.uk www.edwardcharles.co.uk





## **80 SILVERTHORNE ROAD I LONDON I 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 \* Double height entrance hall \* Receptionist/24 hr security \* Suspended ceilings

\* In-house café/restaurant \* Atrium

New by arrangement. Leases:

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