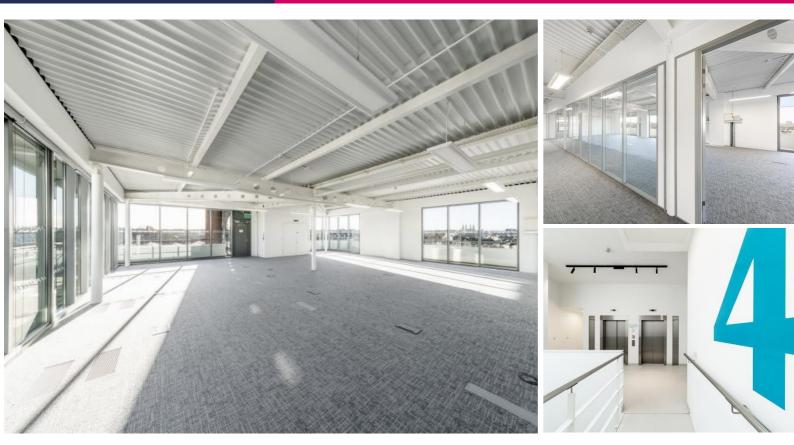
Houston Lawrence

WANDSWORTH 10 Enterprise Way Wandsworth, SW18 1FZ VIMBLEDON

11 Alexandra Road Wimbledon, SW19 7JZ



Battersea Studios, Silverthorne Rd, Battersea, SW8 3HE

VIBRANT & DYNAMIC BUSINESS HUB BS2 OFFICES FROM 444 SQ.FT. - 1,000 SQ.FT.

TO LET

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Train Battersea Park Station



Bus Excellent connections



Parking On-site via S/A Cycle Storage

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 nearby Battersea Power Station development will bring much additional infrastructure to the area including the new extension to the Northern Line.

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

Cont'd

MISREPRESENTATION ACT, 1967. Houston Lawrence for themselves and for the Lessors, Vendors or Assignors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact: any intending tenant or purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor, lessor or assignor does not make or give, and neither the firm or any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. VAT may be applicable to the terms quoted above.

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Battersea Studios, Silverthorne Rd, Battersea, SW8 3HE

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.

Breakout spaces available to help create intimate zones within the workspace.

There is an on-site cafe and local restaurants / bars include; The Victoria, The Masons Arms, Boqueria, Doodle Bar and The Magic Garden.

PREMISES	AREA FT ²	AREA M ²	RENT
Suite 1.4	472	44	£20,957
Studio 4.2	1,085	101	£48,283

AMENITIES:



TENURE:

A new FRI lease for a term to be agreed.

RATES PAYABLE:	Estimated at approx £13.00 psf pa.		
SERVICE CHARGE:	Estimated at approx £8.02 psf.	VAT:	Applicable.
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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