



Battersea Studios, Silverthorne Rd, Battersea, SW8 3HE

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

TO LET



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.

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:



Concierge
On-site



Meeting Rooms
Available via S/A



Air Conditioning
All offices



Natural Light
Excellent



Café
On-site



Internet
Excellent connections

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.

EPC: Available upon request.

VAT: Applicable.

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

CONTACT:

Chris Jago
Houston Lawrence
0207 801 9023
chris.jago@houstonlawrence.co.uk

Sean Cunningham
Edward Charles & Partners
020 7009 2300
scunningham@edwardcharles.co.uk