

PROPERTY PARTICULARS

SUPERB NEW AIR-CONDITIONED OFFICE SUITES AND FLOORS TO LET

BATTERSEA STUDIOS 2 80 SILVERTHORNE ROAD LONDON SW8 3HE



SCHEDULE OF UNITS

Unit	Area (sq ft)	Floor	Rent pa (exclusive)	Rates (estimated)	Service Charge	Estate Charge
South Wing	4,660 sq ft	Ground	(Under Offer)	£42,220	£19,432	£9,320
Studio 1.3a	1,136 sq ft	First	£33,550	£10,295	£4,862	£2,272
Studio 2.2	1,471 sq ft	Second	(Under Offer)	£13,330	£6,296	£2,942
Studio 2.3	3,039 sq ft	Second	£89,750	£27,555	£12,999	£6,078
Entire 3 rd floor	10,904 sq ft	Third	£321,700	£98,790	£46,669	£21,808

For further information, terms and appointments to view, please contact the joint letting team agents: -

Chris Jago (Houston Lawrence)

020-7801 9023

Joe Duggan (Houston Lawrence)

020-7801 9027

Matt Vickers (Edward Charles)

020-7009 2300

www.battersea-studios.com

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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.