



Battersea Studios 80-82 Silverthorne Road Battersea SW8 3HE

DYNAMIC BUSINESS HUB

Area: 2,795 FT² (260 M²)

Initial Rent: £118,788 PA



LOCATION
Battersea



TRAIN
Queenstown Rd



PARKING
On-site



AVAILABILITY
Immediate



OFFICE
B1 office consent



DISABLED ACCESS
DDA compliant



MEETING ROOMS
Via S/A



CONCIERGE
On-site



CAFÉ (S)
On-site



CYCLE RACKS
On-site

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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.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
First Floor	2,795	260
TOTAL	2,795	260

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 other local restaurants / bars include; The Victoria, The Masons Arms, Boqueria, Doodle Bar and The Magic Garden.

LEASE:

A new FRI lease for a term to be agreed subject to periodic rent reviews.

VAT:

Applicable.

SERVICE CHARGE:

Approx £10.09 psf.

RATES PAYABLE:

Approx £10.00 psf.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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