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**EDWARD CHARLES  
& PARTNERS W 1**  
**CHARTERED SURVEYORS**

## BRAND NEW OFFICES TO LET

1,136 SQ FT – 10,904 SQ FT

**BATTERSEA STUDIOS 2,  
28 SILVERTHORNE ROAD, SW8**

**Situation:** Close to Queenstown Road and Battersea Park stations, which link stations link to Waterloo and Victoria Stations, Clapham Common and Clapham North are best for the Underground / network and Clapham Junction.

**Accommodation:** A new 52,000 sq ft office building, within the Studio Estate arranged over five floors and complemented by 40 parking spaces. The tenants of the new scheme will benefit from the amenities already established in Battersea Studios 1: the café / bar, internal meeting areas and on-site 24 hour security.

Third Floor	10,904 sq ft
Second Floor	3,049 sq ft Under Offer
First Floor	1,136 sq ft Under Offer

**Amenities:**

* Air Conditioning	* On-site café/bar
* Raised Floors	* Terrace (4 <sup>th</sup> floor)
* CAT 7 Lighting	* Car parking
* 24 Security	* Satellite dish farm

**Rent:** £29.50 per sq ft per annum exclusive.

**Rates:** Estimated to be approx £8.50 per sq ft.

**Lease:** By arrangement.

**Service Charge:** £6.50 psf

**Possession:** Immediately

**Viewing:** Via joint letting agents:

**Edward Charles & Partners**  
Eddie Lesley / Matthew Vickers  
020 7009 2300

**Houston Lawrence**  
Chris Jago  
020 7924 4476

**Website:** [www.battersea-studios.com](http://www.battersea-studios.com)