# Houston Lawrence







## Battersea Studios Silverthorne Road Battersea SW8 3HE

DYNAMIC BUSINESS HUB | 300 - 6,000 SQ.FT. | BATTERSEA

Area: 893 FT<sup>2</sup> (83 M<sup>2</sup>) Initial Rent: £37,950 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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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 <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	893	83
TOTAL	893	83

#### **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: RATES PAYABLE:

Terms to be agreed. £10.50 - £12.50 per sq.ft.

VAT: EPC:

Applicable. Available upon request

SERVICE CHARGE: LEGAL COSTS:

£8.00 - £10.00 per sq.ft. Each party responsible for

their own legal costs.



#### **CONTACT:**

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