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**EDWARD CHARLES  
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**CHARTERED SURVEYORS**

# BATTERSEA STUDIOS —

**80 SILVERTHORNE ROAD | LONDON | SW8**

OFFICE S TO LET – **472 / 741 / 1,485 / 9,298 SQ FT**



**Situation:**

Close to Queenstown Road and Battersea Park stations. Clapham Junction Station is a short bus ride away. These stations link to Waterloo and Victoria Stations. Vauxhall Cross and Clapham North are the nearest Underground Stations.

**Accommodation:**

A distinctive 2 storey modern building undergoing complete transformation to provide a new brand of business community concept. Breakout spaces create intimate zones within the workspace.

**Amenities:**

- \* Air conditioning
- \* Car parking
- \* Raised floors
- \* In-house café/restaurant \* Atrium
- \* Double height entrance hall
- \* Receptionist/24 hr security
- \* Suspended ceilings

**Leases:**

New by arrangement.

Floor	Area (sq ft)	Rent pa (exclusive)	Rates (estimated)	Service Charge	Availability
First	472 sq ft	£21,240			Under Offer
First	741 sq ft	£32,850	£6,935 pa	£4,928 pa	Under Offer
First	1,485 sq ft	£66,825			Under Offer
Fourth	9,298 sq ft	Upon Application			Available

**Viewing:**

Via joint sole letting agents:

**Edward Charles & Partners**  
Sean Cunningham / Alex Kim  
020 7009 2300

**Houston Lawrence**  
Chris Jago  
020 7801 9023

**Website:**

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