1 Marylebone High Street London W1U 4LZ T 020 7009 2300 F 020 7009 2311

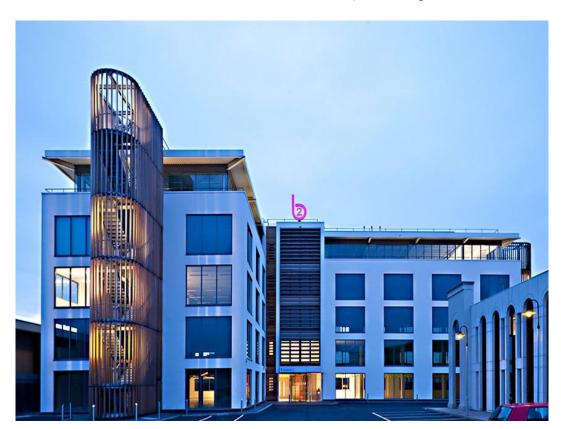
office@edwardcharles.co.uk www.edwardcharles.co.uk





## BATTERSEA STUDIO 2 80 SILVERTHORNE ROAD I LONDON I SW8

OFFICES TO LET -444 - 10,214 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 4 storey modern building that has undergone 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

\* Showers & cycle storage

\* Onsite meeting rooms

\* Double height entrance hall

\* Receptionist/24 hr security

\* Exposed ceilings

\* Fantastic 360° views (4th)

\* Fibre internet connection

Leases: New by arrangement.

Floor	Area (sq ft)	Rent psf	Rates psf	S/C psf	Monthly Cost	Annual Cost	Availability	Video Link
4 <sup>th</sup>	9,298 sq ft	£49.50	£13.00	£8.43	£54,959	£659,507	Available	
4 <sup>th</sup> Floor Splits								
Studio 1	4,329 sq ft	£49.50	£13.00	£8.43	£25,588	£307,056	Available	Click Here
Studio 2	1,085 sq ft				£6,413	£76,956	Available	
Studio 3	1,454 sq ft				£8,594	£103,132	Available	
Studio 4	1,791 sq ft				£10,586	£127,036	Available	
1 <sup>st</sup> Floor								
1st (1.4)	472 sq ft	£45.00	£13.00	£8.43	£2,613	£31,355	Available	
1st (1.5)	444 sq ft				£2,458	£29,495	Available	
Total	10,215 sq ft							

<sup>\*</sup>Prices exclude VAT and utilities

Via joint sole letting agents: Viewing:

**Edward Charles & Partners** 

Sean Cunningham / Jamie Shuttle

020 7009 2300

**Houston Lawrence** 

**Chris Jago** 020 7801 9023

Website: www.battersea-studios.com

