

1 Marylebone High Street  
London W1U 4LZ  
T 020 7009 2300  
F 020 7009 2311  
office@edwardcharles.co.uk  
www.edwardcharles.co.uk

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# BATTERSEA STUDIOS —

## **BATTERSEA STUDIO 2** **80 SILVERTHORNE ROAD | LONDON | 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 (4<sup>th</sup>)
- \* 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    | <a href="#">Click Here</a> |
| <b>4<sup>th</sup> Floor Splits</b> |                     |          |           |         |              |             |              |                            |
| Studio 1                           | 4,329 sq ft         | £49.50   | £13.00    | £8.43   | £25,588      | £307,056    | Available    |                            |
| 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    |                            |
| <b>1<sup>st</sup> Floor</b>        |                     |          |           |         |              |             |              |                            |
| 1 <sup>st</sup> (1.4)              | 472 sq ft           | £45.00   | £13.00    | £8.43   | £2,613       | £31,355     | Available    |                            |
| 1 <sup>st</sup> (1.5)              | 444 sq ft           |          |           |         | £2,458       | £29,495     | Available    |                            |
| <b>Total</b>                       | <b>10,215 sq ft</b> |          |           |         |              |             |              |                            |

\*Prices exclude VAT and utilities

**Viewing:**

Via joint sole letting agents:  
**Edward Charles & Partners**  
 Sean Cunningham / Jamie Shuttle  
 020 7009 2300

**Houston Lawrence**  
 Chris Jago  
 020 7801 9023

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