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

# **BATTERSEA STUDIOS**

## **80 SILVERTHORNE ROAD**

### **LONDON | SW8**

444 – 17,379 Sq Ft - Available



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#### **Location**

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.

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#### **Description**

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.

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#### **Amenities/Specification**

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|------------------------------|---------------------------------|---|
| * Air conditioning           | * Onsite meeting rooms          | * Showers & Cycle storage                 |
| * Car parking                | * Double height entrance hall   | * Fantastic 360° views (4 <sup>th</sup> ) |
| * Raised floors              | * Receptionist / 24 hr security | * Fibre internet connection               |
| * In-house café / restaurant | * Exposed ceilings              | * EPC: Tbc                                |

## Accommodation & Outgoings

### Battersea Studios Phase 1

Unit	Area (sq ft)	Floor	Rent psf	Rates psf	S/C psf	Monthly Cost	Annual Cost	Availability	Video Link
Studio G2	873 sq ft	Ground	£42.50	£11.50	£10.09	£4,663	£55,950	LET	<a href="#">Click Here</a>
Studio G3	866 sq ft	Ground				£4,625	£55,502	Now	
Studio G10.1	1,800 sq ft	Ground	£37.50			£8,864	£106,362	Now	
Studio TV2	3,625 sq ft	Ground	£25.00			£14,074	£168,889	Now	

### Battersea Studios Phase 2

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	£44.50	£13.00	£8.02	£50,767	£609,205	Available	<a href="#">Click Here</a>
<b>4<sup>th</sup> Floor Splits</b>								
Studio 1	4,329 sq ft	£44.50	£13.00	£8.02	£23,636	£283,636	Available	
Studio 2	1,085 sq ft				£5,924	£71,089	Available	
Studio 3	1,454 sq ft				£7,939	£95,266	Available	
Studio 4	1,791 sq ft				£9,779	£117,346	Available	
<b>1<sup>st</sup> Floor</b>								
1 <sup>st</sup> (1.4)	472 sq ft	£44.50	£13.00	£8.02	£2,577	£30,925	Available	
1 <sup>st</sup> (1.5)	444 sq ft				£2,424	£29,091	Available	
<b>Total</b>	<b>10,215 sq ft</b>							

\*Prices exclude VAT and utilities

### Lease

New by arrangement.

### Viewings

Strictly by appointment through joint letting agents:

**Edward Charles & Partners**  
Sean Cunningham / Jamie Shuttle  
020 7009 2300

**Houston Lawrence**  
Chris Jago  
020 7801 9023

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