BATTERSEA STUDIOS PHASE 1 & 2, 80 SILVERTHRONE ROAD SW8 3HE

472 – 12,832 SQ FT

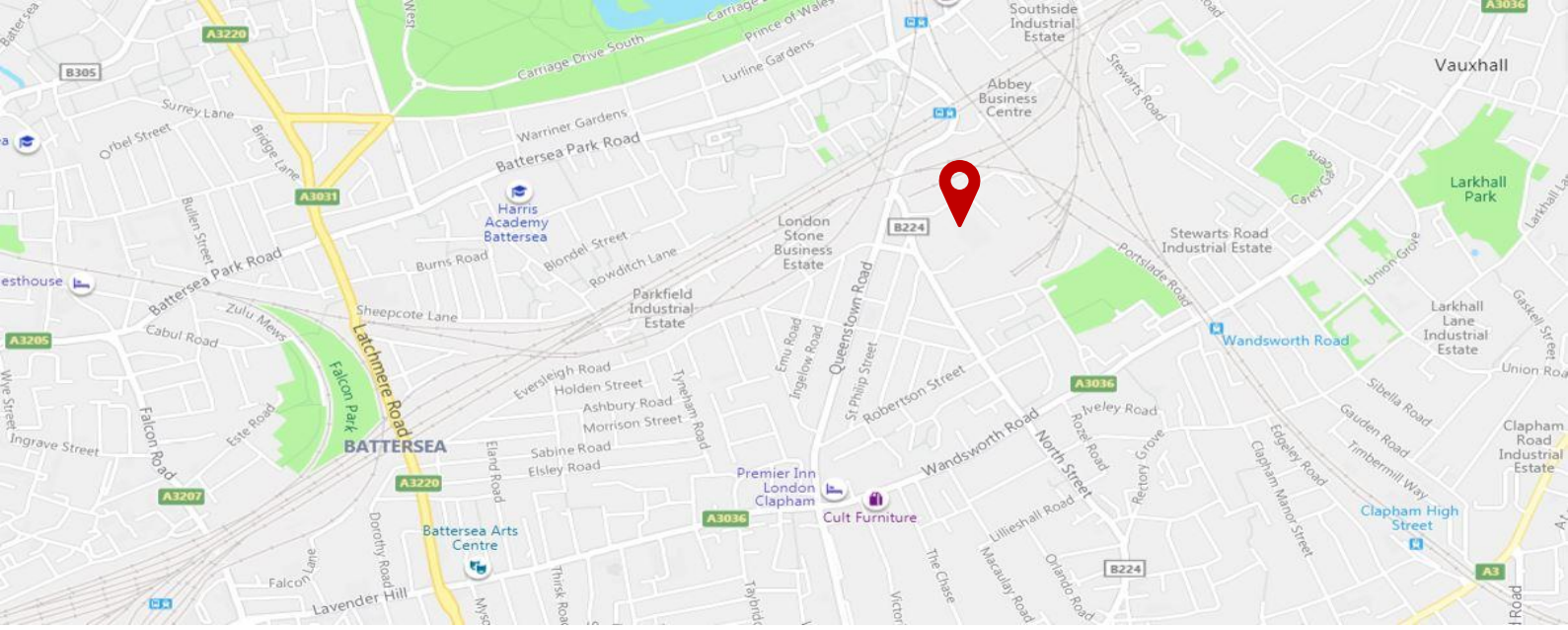
EDWARD CHARLES & PARTNERS W 1
CHARTERED SURVEYORS

REFURBISHED CREATIVE / MEDIA STYLE OFFICES AVAILABLE

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.

Air conditioning	Raised floors	Exposed ceilings	Fibre internet connection	Onsite meeting rooms	Fantastic 360 views (4th floor)
Double height entrance hall	Receptionist / 24-hour security	Showers	In house café / restaurant	Car parking	Cycle storage

Edward Charles & Partners | 1 Marylebone High Street | London | W1U 4LZ
Tel. 020 7009 2300 | Email. office@edwardcharles.co.uk | Web. www.edwardcharles.co.uk



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.

TRANSPORT

Queenstown Road Station – South Western Railway line (7 min walk)

Battersea Park Station – Southern Railway line (10 min walk)

Wandsworth Road Station – Overground line (12 min walk)

Clapham Junction Station – National Railway and Overground lines (10 min cycle / drive)

PHASE	UNIT	SIZE (SQ FT)	SIZE (SQ M)	RENT PSF	RATES (PSF)	S/C (PSF)	AVAILABILITY
PHASE 1	Studio F5	2,803	260.4	£42.50	£10.00	£10.09	Available
PHASE 1	Studio G3	694	64.5	£42.50	£10.00	£10.09	Available
PHASE 1	Studio G10.1	1,800	167.2	£42.50	£10.00	£10.09	Available
PHASE 2	Studio 4.2	1,085	100.8	£44.50	£13.00	£8.02	Available
PHASE 2	Studio 2.1	5,978	555.4	£44.50	£13.00	£8.02	Available
PHASE 2	Studio 1.4	472	43.9	£44.50	£13.00	£8.02	Available
	Total	12,832 sq ft	-		-	-	–

TENURE Leasehold **LEASE** New lease **EPC** TBC

Edward Charles & Partners
020 7009 2300

Sean Cunningham
scunningham@edwardcharles.co.uk

Jamie Shuttle
Jshuttle@edwardcharles.co.uk

Houston Lawrence
020 7801 9023

Chris Jago
chris.jago@houstonlawrence.co.uk

No responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or a contract No representation or warranty is made or given during negotiations, in particulars, or elsewhere and applicants should satisfy themselves as to the accuracy of all information furnished to them.