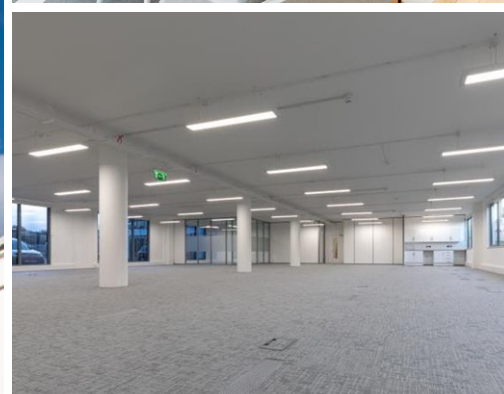


# BATTERSEA STUDIOS, 82 SILVERTHORNE ROAD, LONDON SW8 3HE



OFFICE TO RENT | 350 - 6,100 SQ FT | £42.50 PER SQ FT



**LONDON'S EXPERT COMMERCIAL  
PROPERTY ADVISORS SOUTH OF THE RIVER**

[UNIONSTREETPARTNERS.CO.UK](http://UNIONSTREETPARTNERS.CO.UK)



**UNION STREET PARTNERS**

10 STONEY STREET  
LONDON SE1 9AD

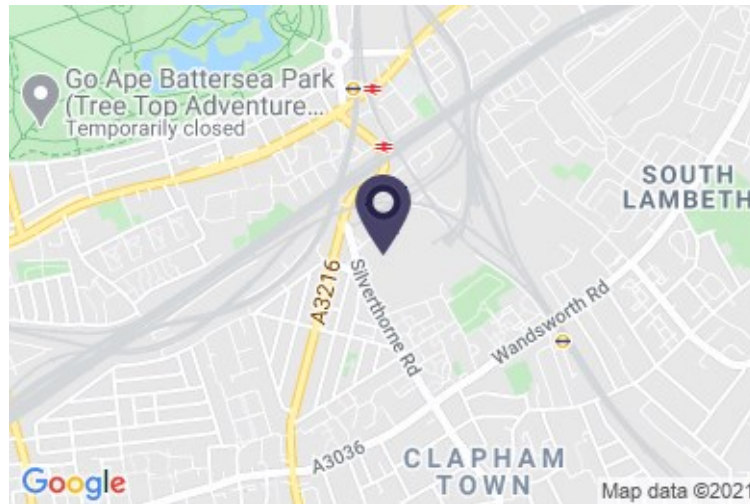
**T 020 3757 7777**

# BATTERSEA STUDIOS, 82 SILVERTHORNE ROAD, LONDON SW8 3HE



**SOUTH WEST LONDON'S LARGEST AND MOST DYNAMIC HUB, CREATING A VIBRANT COMMUNITY FOR BUSINESSES**

**350 - 6,100 SQ FT | £42.50 PER SQ FT**



## **i** DESCRIPTION

Battersea Studios is located within walking distance of Battersea Park and Queenstown Road Stations and conveniently located for access to central London via Chelsea Bridge and Sloane square. Nearby 'Santander Cycle' hire available.

## **✓** AVAILABILITY

FLOOR	SIZE (SQ FT)	RENT (PSF)	AVAILABILITY
BS1 - pt 1st Floor	2,795	£42.50	Available
BS1 - pt Ground Floor	1,800	£42.50	Available
BS1 - pt Ground floor	694	£42.50	Available
BS1 - pt Ground floor	745	£42.50	Available
TV Studios	3,625	£42.50	Available
BS2 - pt Ground Floor	4,479	£44.50	Available
BS2 - pt First Floor	472	£44.50	Available
BS2 - pt First Floor	729	£44.50	Available
BS2 - pt 2nd floor	6,200	£44.50	Available
BS2 - pt 4th Floor	1,085	£44.50	Available

## **☎** GET IN TOUCH

CHARLIE THOMPSON	ALEX KNOTT	HARRIET DE FREITAS	MARK FISHER
Union Street Partners 020 7855 3554 ct@unionstreetpartners.co.uk	Union Street Partners 020 7855 3564 alexk@unionstreetpartners.co.uk	Union Street Partners 020 3328 5380 hdf@unionstreetpartners.co.uk	Union Street Partners 020 3328 5370 mf@unionstreetpartners.co.uk

## **★** AMENITIES

- Vibrant business hub
- 24 hour security
- On-site cafe / break out area
- Car & Cycle parking
- On-site showers and lockers
- Breakout areas
- Air conditioning
- Raised floors

## **🔪** TERMS

RENT	RATES	S/C
£42.50 per sq ft	£10.00 per sq ft	£10.20 per sq ft

## INFORMATION

A new FRI lease for a term to be agreed.

## LINKS

[Website](#)

SUBJECT TO CONTRACT. UNION STREET PARTNERS FOR THEMSELVES AND THE VENDOR OF THIS PROPERTY GIVE NOTICE THAT THESE PARTICULARS DO NOT FORM, OR FORM PART OF, ANY OFFER OR CONTRACT. THEY ARE INTENDED TO GIVE FAIR DESCRIPTION OF THE PROPERTY AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY THIS CANNOT BE GUARANTEED. ANY INTENDING PURCHASER MUST THEREFORE SATISFY THEMSELVES BY INSPECTION OR OTHERWISE. NEITHER UNION STREET PARTNERS, NOR ANY OF ITS EMPLOYEES, HAS ANY AUTHORITY TO MAKE OR GIVE ANY FURTHER REPRESENTATIONS OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. ALL PRICES AND RENTS QUOTED ARE NET OF VAT

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