

# USP.

Battersea Studios  
82 Silverthorne Road  
London SW8 3HE

**OFFICES TO RENT**

**472 - 40,987 SQ FT**

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

usp.london

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## Description

South West London's largest and most dynamic hub, creating a vibrant community for businesses

Battersea Studios is South West London's largest and most dynamic hub, offering a vibrant community of business people and creatives.

Battersea Studios 1 and 2 present flexible workspace, with a combination of CAT A and CAT A+ office space available.

Battersea Studios 1 is undergoing refurbishment and will soon be home to an exclusive gym, large breakout area, bookable meeting rooms and multifunctional studio space.



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## Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)	Fit Out
Studio F4.2, BS1	Available	420	POA	
Studio 4.1, BS1	Available	1,975	POA	
Studio G10.2, BS1	Available	2,545	POA	
Studio F6, BS1	Available	3,329	POA	
Studio F8, BS1	Available	5,231	POA	
Studio F7, BS1	Available	5,277	POA	
Studio 1.6, BS2	Available	344	POA	
Studio 1.4, BS2	Available	472	POA	
Studio 1.7, BS2	Available	666	POA	
Studio G.2, BS2	Available	1,205	POA	
Studio 1.10, BS2	Available	3,039	POA	
Studio G.10, BS2	Available	4,479	POA	
Studio 3.1, BS2	Available	5,905	POA	
Studio 2.1, BS2	Available	6,100	POA	
<b>TOTAL</b>		<b>40,987</b>		

## Amenities

Vibrant business hub

Cycle and shower facilities

Bookable meeting rooms

Short walk from Battersea Power Station.

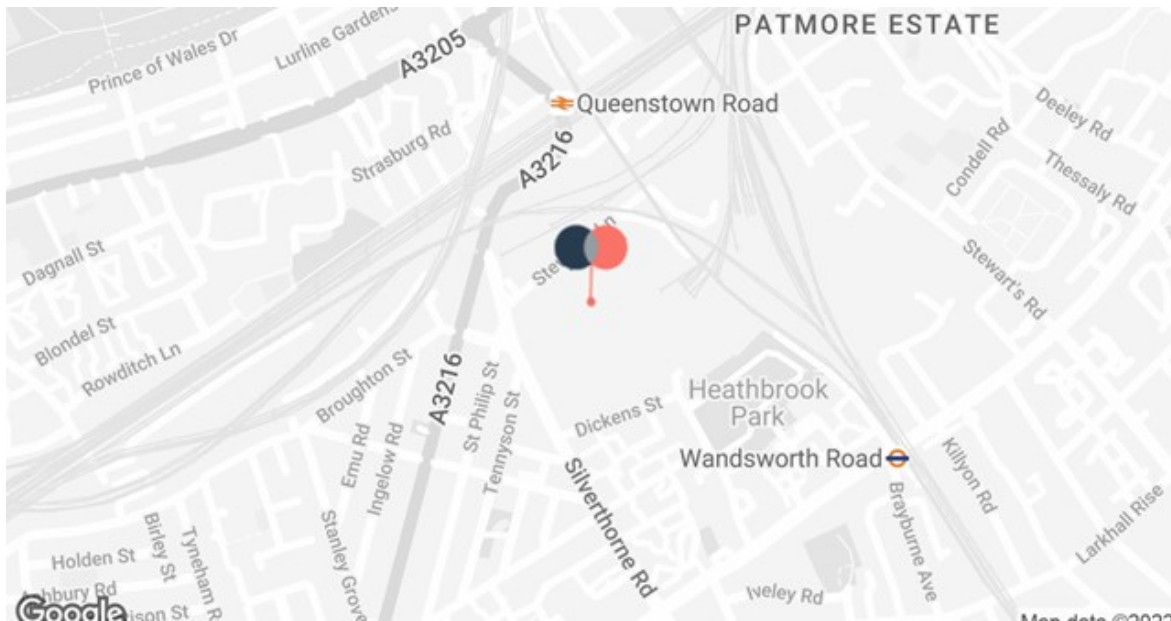
Electric car charging points

Breakout areas

On-site cafe

New gym facilities, coming soon





## Location

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.

The new Battersea Power Station (Northern line) now provides direct access to the underground network.

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## Further Information

A new FRI lease for a term to be agreed.

Rent

£45.00 - £52.50 per sq ft

Service Charge

Rates

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