

# STEEL WORKS BATTERSEA LONDON SW11

UP TO 30,225 SQ FT  
OF MODERN, PURPOSE-BUILT  
GRADE A INDUSTRIAL SPACE

ARRIVING IN PRIME SW LONDON  
Q3 2024

DELIVERED BY  
AVANTON:



BNP PARIBAS  
REAL ESTATE

DTRE



## OVERVIEW

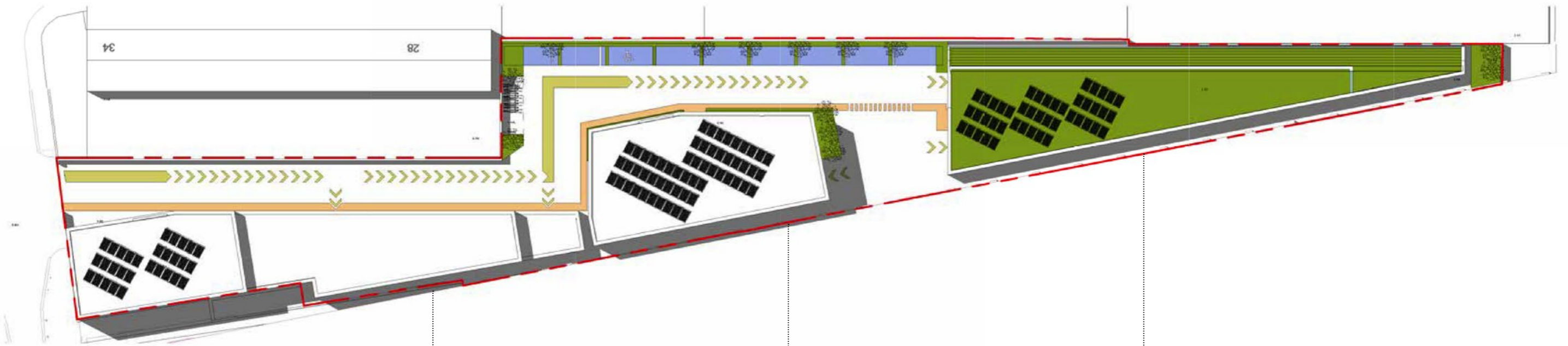
- 0 Culvert Court will offer purpose-built **best in class industrial space** that consists of three units that total **30,225 sq ft**.
- 0 Units will provide **multi-level logistics** space across ground, first and second floors for Class B8 (storage and distribution) and Class E(g)(ii)(iii) (light industrial).
- 0 Designed for a **wide range of occupiers** including option for ancillary office space
- 0 **Opportunity for a pre let available**

CULVERT COURT  
BATTERSEA  
LONDON, SW11 5AU



Site outline for indicative purposes only.

**SITE OVERVIEW**



**SITE PLAN URBAN GREENING FACTOR**

BUILDING 1: CEILING HEIGHTS	
Floor 1	5.1 metres
Floor 2	5.1 metres
Floor 3	3.35 metres

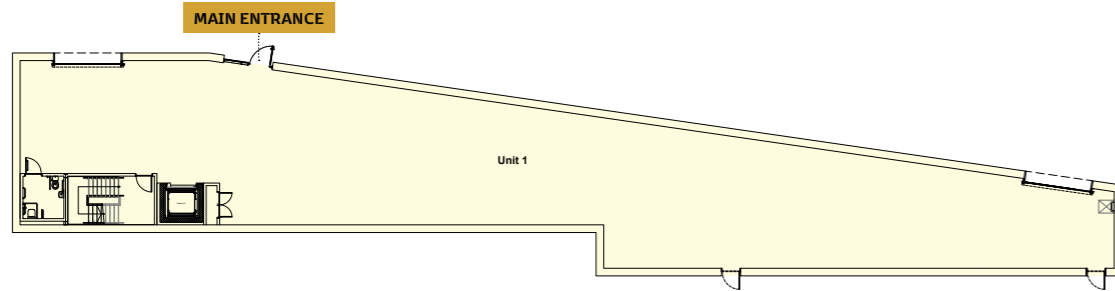
BUILDING 2: CEILING HEIGHTS	
Floor 1	5.1 metres
Floor 2	5.1 metres
Floor 3	3.35 metres

BUILDING 3: CEILING HEIGHTS	
Floor 1	5.15 metres

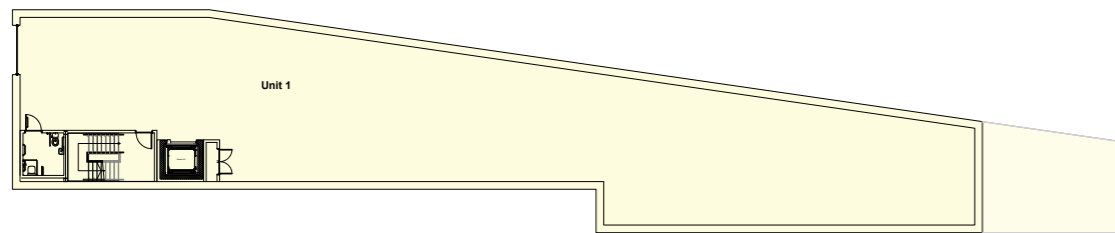
**PROPOSED FLOOR PLANS**

**BUILDING 1**

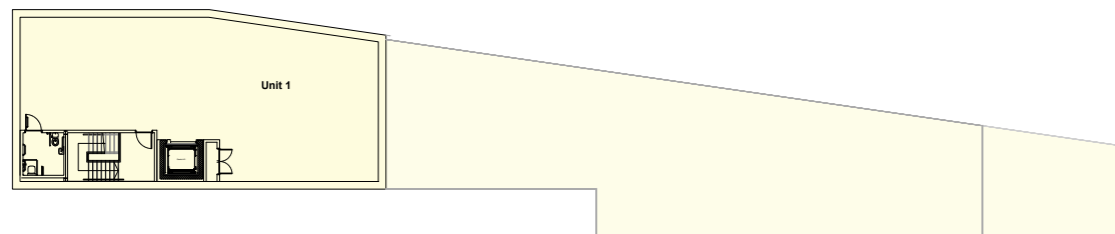
PROPOSED  
GROUND FLOOR PLAN



PROPOSED  
FIRST FLOOR PLAN



PROPOSED  
SECOND FLOOR PLAN

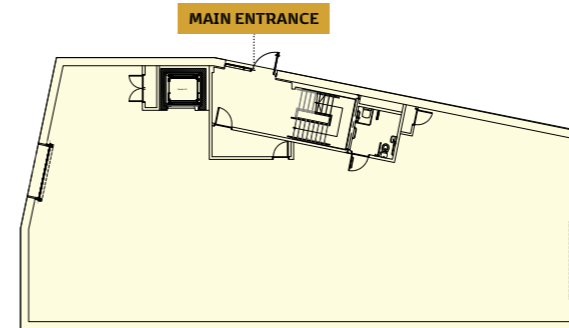


FLOOR	SIZE
Ground Floor	5,199 sq ft
First Floor	4,747 sq ft
Second Floor	2,045 sq ft
<b>Total</b>	<b>11,991 sq ft</b>

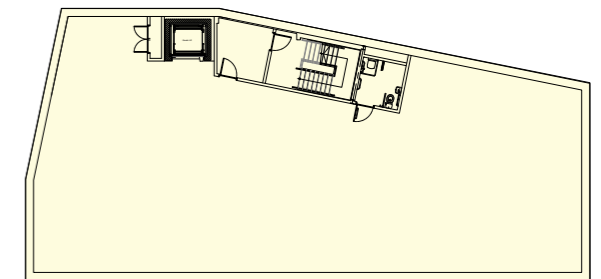
Plans can be flexible on layouts.

**BUILDING 2**

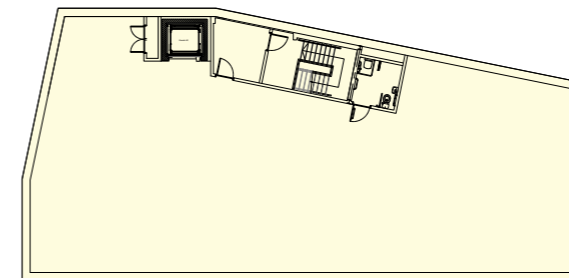
PROPOSED  
GROUND FLOOR PLAN



PROPOSED  
FIRST FLOOR PLAN



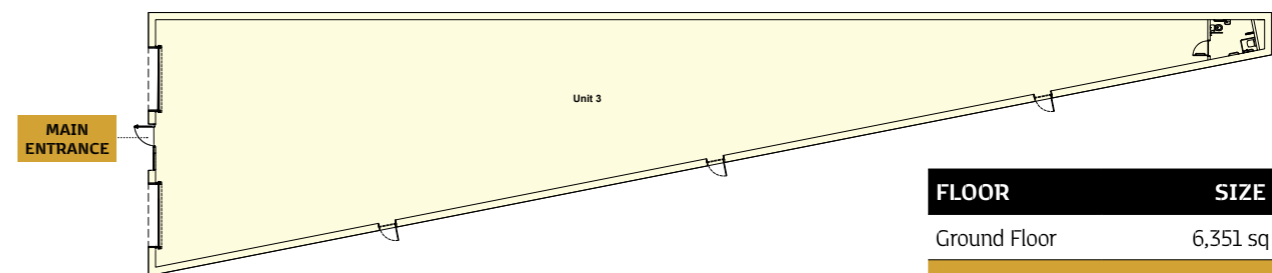
PROPOSED  
SECOND FLOOR PLAN



FLOOR	SIZE
Ground Floor	3,961 sq ft
First Floor	3,961 sq ft
Second Floor	3,961 sq ft
<b>Total</b>	<b>11,883 sq ft</b>

**BUILDING 3**

PROPOSED  
GROUND FLOOR PLAN



FLOOR	SIZE
Ground Floor	6,351 sq ft
<b>Total</b>	<b>6,351 sq ft</b>



**OPERATIONAL USE:**

**CLASS E USE:**

Mondays-Fridays 06.30 - 23.00  
Saturday-Sunday & Bank Holidays 06.30 - 20.00

**CLASS B8 USE:**

Mondays-Saturdays 24 hours  
Sundays & Bank Holidays 06.00 - 20.00

**SPECIFICATION**



C.350KVA



SUPERIMPOSED DEAD  
LOAD: 1.5KN/M2  
LIVE LOAD: 5.0KN/M2



GOODS LIFT  
2,000 KG OF  
WEIGHT LOADING



WC/  
SHOWER  
FACILITIES



8  
CAR  
PARKING



AMPLE  
CYCLE  
STORAGE

**ESG CREDENTIALS**



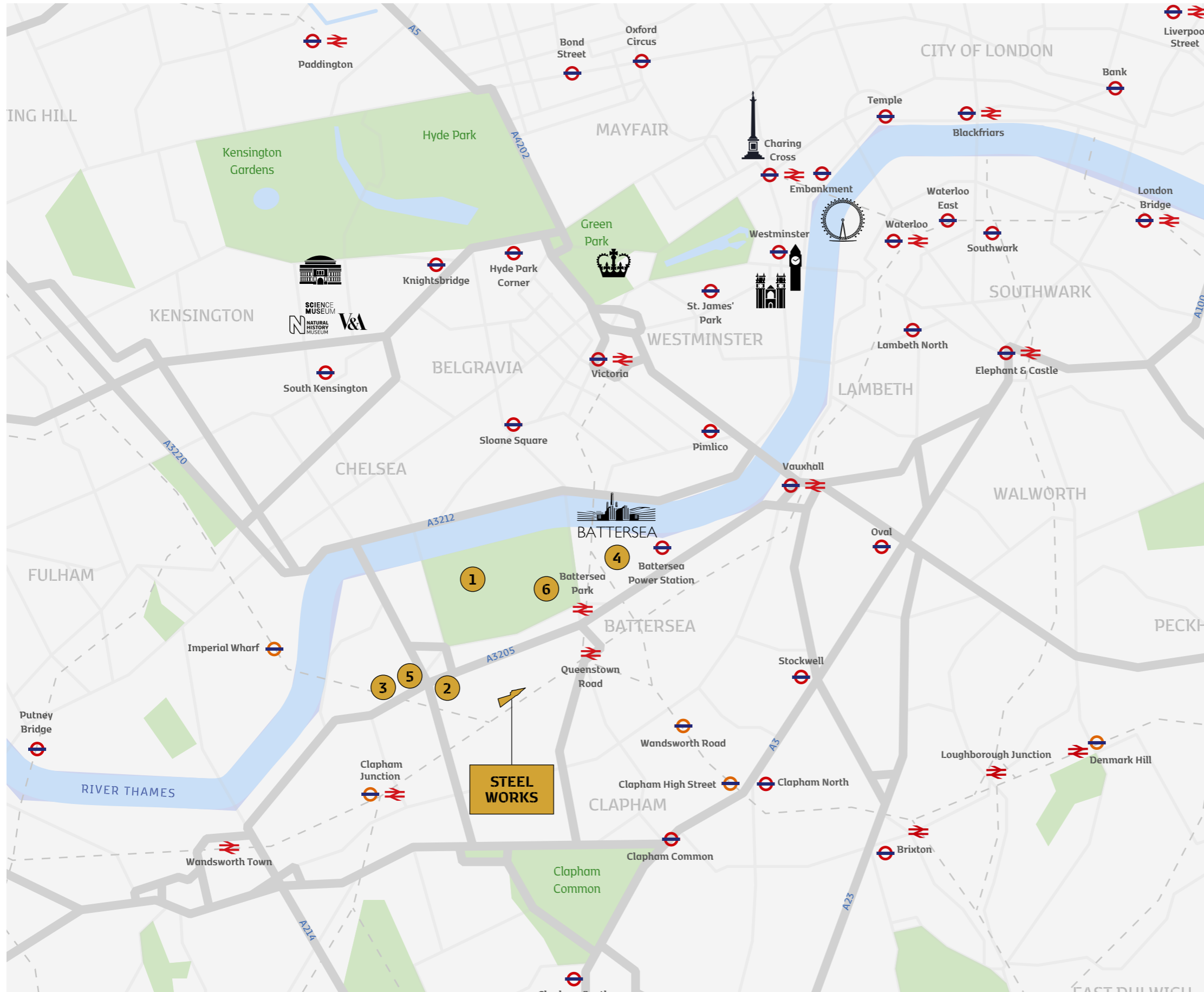
TARGET  
BREEAM RATING:  
OUTSTANDING



EV  
CHARGING



SOLAR  
PANELS



## LOCATION

Located at Steel Works, Battersea, the site is located in the heart of South West London.

Main access into Central London and the local areas is from A3205 (Battersea Park Road), further access centrally occurs via the Albert Bridge and Chelsea Bridge.

In addition to this local transport can be achieved from Clapham Junction, Queenstown Road train station and Battersea Power Station Underground station. These are all within a short walk of the subject site.



## BUS ROUTES

Battersea is extremely well located with regards to transport hubs. These various routes run along A3205 and provide constant and 24/7 access.

- 344** Liverpool Street – Clapham Junction
- 44** Victoria – Wandsworth
- 137** Marble Arch – Streatham Hill
- 452** Ladbrooke Grove – Vauxhall Bus Station



## AMENITIES

- 1** Battersea Park
- 2** The Lighthouse/ The Latchmere
- 3** The Farmers Mistress
- 4** Battersea Power Station
- 5** Il Molina
- 6** Pear Tree Café

## CONTACTS

For further information including arrangement for an inspection, please contact:



**BNP PARIBAS  
REAL ESTATE**

**Zach Heppner-Logan**  
**07787 221 412**

[Zach.heppner-logan@realestate.bnpparibas](mailto:Zach.heppner-logan@realestate.bnpparibas)

**Iolo Morgan**  
**07471 227 336**

[iolo.morgan@realestate.bnpparibas](mailto:iolo.morgan@realestate.bnpparibas)

**DTRE**

**Claudia Harley**  
**07483 068 035**

[claudia.harley@dtre.com](mailto:claudia.harley@dtre.com)

**Max Dowley**  
**07548 773 999**

[max.dowley@dtre.com](mailto:max.dowley@dtre.com)