

STEEL WORKS BATTERSEA LONDON SW11

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

ARRIVING IN PRIME SW LONDON
END OF Q3 2024

DELIVERED BY
AVANTON:



BNP PARIBAS
REAL ESTATE

CFC



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**

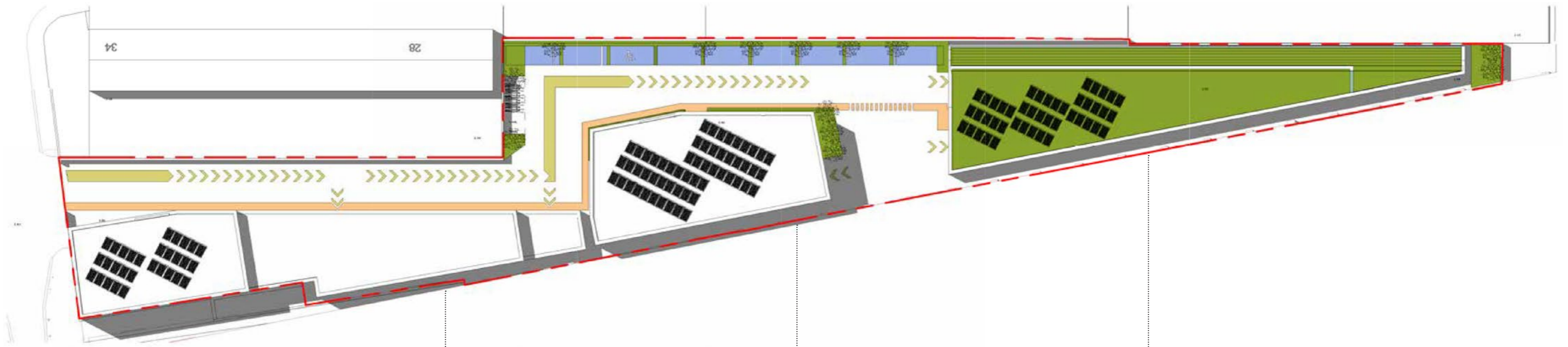
CULVERT COURT
BATTERSEA
LONDON, SW11 5AU



Site outline for indicative purposes only.

CGI image for illustrative purposes only.

SITE OVERVIEW



BUILDING 1: CEILING HEIGHTS	
Floor 1	5.1 metres
Floor 2	5.1 metres
Floor 3	2.375 metres

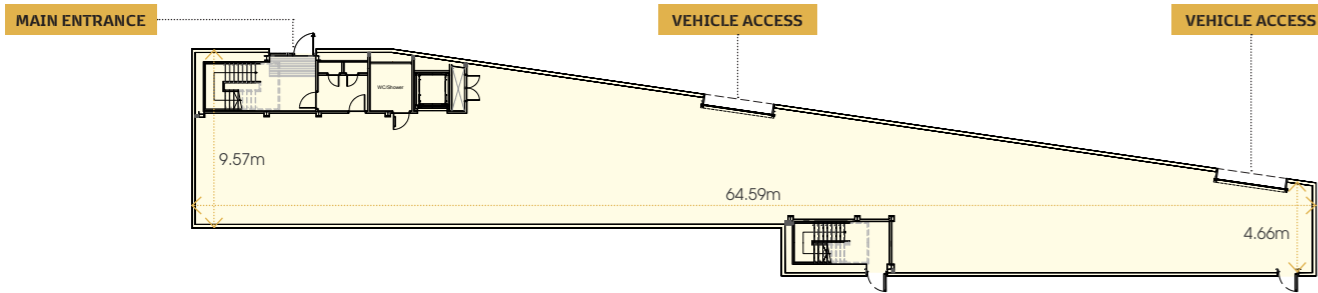
BUILDING 2: CEILING HEIGHTS	
Floor 1	5.1 metres
Floor 2	5.1 metres
Floor 3	3.35 metres

BUILDING 3: CEILING HEIGHTS	
Floor 1	5.15 metres

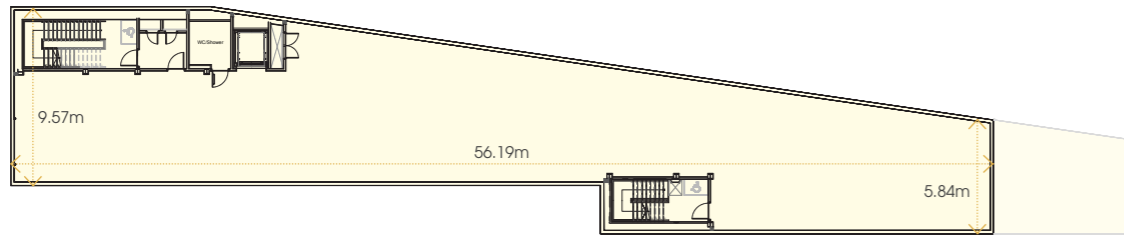
PROPOSED FLOOR PLANS

BUILDING 1

**PROPOSED
GROUND FLOOR PLAN**



**PROPOSED
FIRST FLOOR PLAN**



**PROPOSED
SECOND FLOOR PLAN**

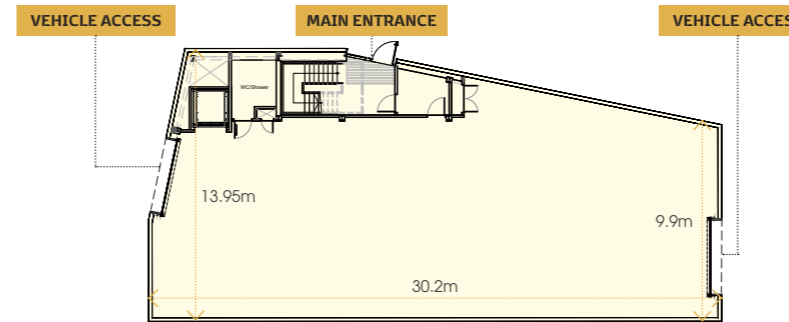


FLOOR	SIZE
Ground Floor	5,199 sq ft
First Floor	4,747 sq ft
Second Floor	2,045 sq ft
Total	11,991 sq ft

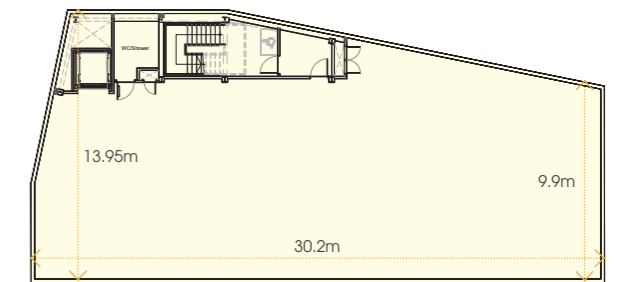
Plans can be flexible on layouts.

BUILDING 2

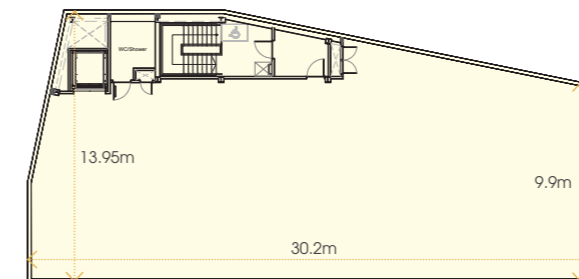
**PROPOSED
GROUND FLOOR PLAN**



**PROPOSED
FIRST FLOOR PLAN**



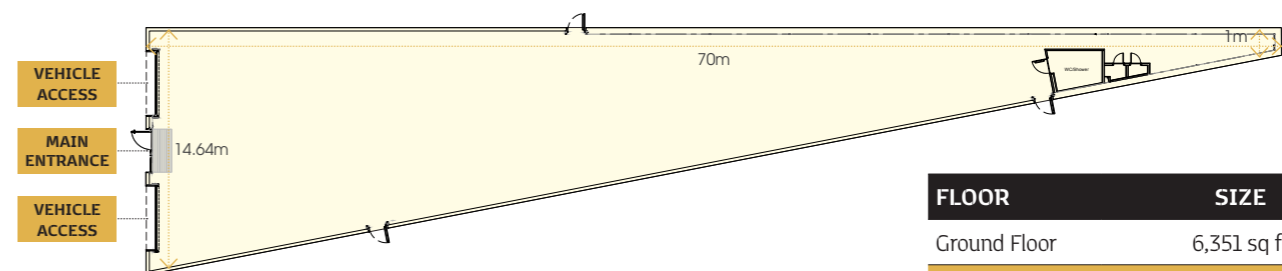
**PROPOSED
SECOND FLOOR PLAN**



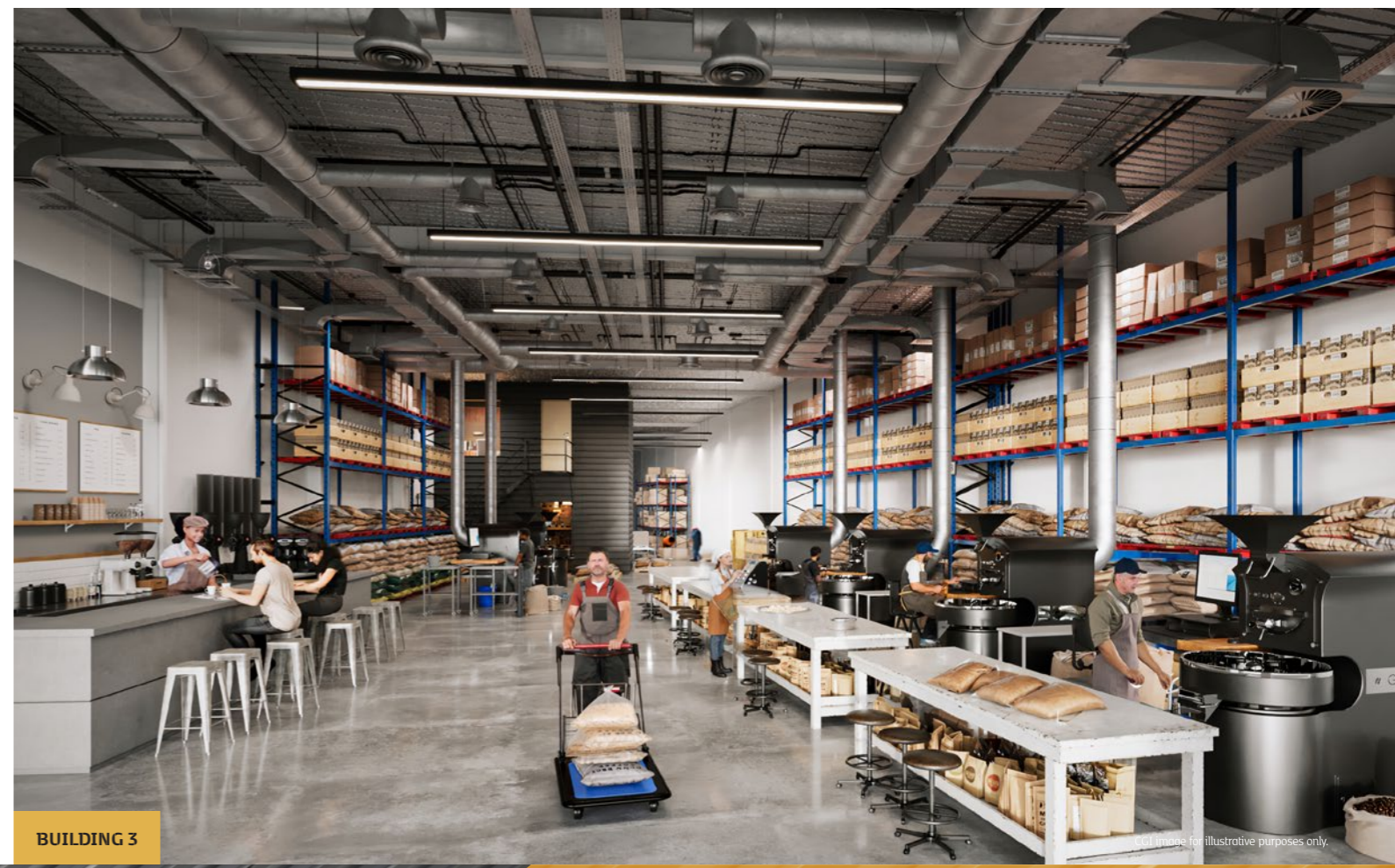
FLOOR	SIZE
Ground Floor	3,961 sq ft
First Floor	3,961 sq ft
Second Floor	3,961 sq ft
Total	11,883 sq ft

BUILDING 3

**PROPOSED
GROUND FLOOR PLAN**



FLOOR	SIZE
Ground Floor	6,351 sq ft
Total	6,351 sq ft





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



SITE CAPACITY 350KVA
(CAN BE INCREASED TO 800KVA)



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** Ladbroke 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:



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