

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**6,100 sq ft**

**FULLY FITTED MEDIA STYLE OFFICES TO LET  
WITH ON SITE PARKING**



**BATTERSEA STUDIOS**

**82 SILVERTHORNE ROAD LONDON SW8**

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## LOCATION

Battersea Studios are 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. Clapham Common and Clapham North are the nearest Underground Stations.

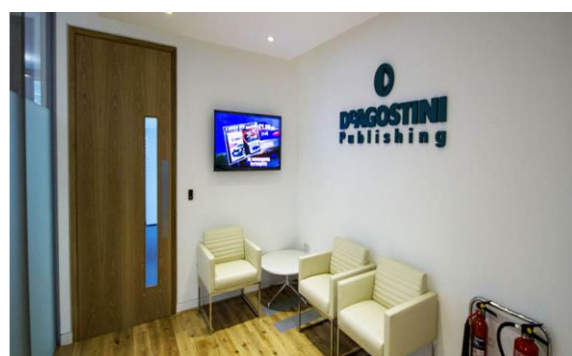
## ACCOMMODATION

Comprising a modern office building developed by Helical Bar and designed by Barr Gazetas within the Battersea Studios Scheme. The premises comprise part second floor and are fully fitted to a high standard to provide meeting rooms, various private offices and a large open plan area with an approximate total floor area of:

**6,100 sq ft approx. (567 sq m approx.)**

## AMENITIES

- \* Air conditioning
- \* Double height entrance hall
- \* Car parking – eight allocated
- \* Receptionist/24 hr security
- \* Raised floors
- \* Plaster ceilings
- \* Full height windows
- \* High quality fit out in situ
- \* In-house café/restaurant with communal break out area
- \* Excellent natural light
- \* Shower & locker facilities
- \* Bike racks





<b>LEASE</b>	A lease to February 2022 with a tenant break in February 2020 or longer by arrangement
<b>RENT</b>	£255,500.00 per annum i.e. £41.88 per sq ft
<b>RATES</b>	£9.65 per sq ft
<b>SERVICE CHARGE</b>	£7.37 per sq ft
<b>CAR PARKING</b>	£1,500 each per annum
<b>LEGAL COSTS</b>	Each party to be responsible for their own legal costs.
<b>VIEWING</b>	By appointment through sole agents, Wiltshire Daniels  Contact Daniel Isaacs on 020 7529 5559 email: <a href="mailto:dbi@wiltshiredaniels.com">dbi@wiltshiredaniels.com</a>