



**BATTERSEA  
STUDIOS**

A large, bold, pink letter 'B' is the central graphic element of the page. It is rendered in a clean, sans-serif font with a consistent stroke width. The letter is positioned on the left side of the page, with its vertical stem extending from the top edge. The background is a solid, light beige color.

**BATTERSEA  
STUDIOS**  
500-64,000 sqft.  
47-5950 sqm.

## Battersea Studios is a new brand of multi-tenant working environment with that bit extra.

Designed to suit the forward-thinking company, Battersea Studios is part of the new trend in business premises that promote interaction between tenants and excite everyone who visits. With eye-catching spaces and a user friendly, air conditioned environment, it's also great value. Over 100 car spaces provide parking for visitors and staff.

Located in Battersea, South London, the offices and studios are at the heart of a fast up-and-coming area. The revitalisation of Battersea Power Station is already bringing new business and investment into the area. You could be part of that what Ken Livingston has called London's most exciting business development sector. And what's more it is only minutes from the West End and Chelsea.

### Come, visit; Battersea Studios is a future vision of how your work environment should be, delivered today.

Individual office/studio units range from 500sq.ft, ensuring a good selection of business spaces. While added value is ensured with an on-site café/bar, multi-use communal space with relaxation and meeting areas and 24-hour security.



Developer, Helical Bar's most recent opening, Shepherds Building in Shepherds Bush, is already gaining plaudits.

"There is a great energy about Shepherds Studios, the whole place buzzes... the added value of the communal area is really important, too. We can chill at lunchtime or hold meetings there, our clients love it,"

David Leighton, BPM Productions.

Blueprint magazine (September 2004).



BATTERSEA STUDIOS

# FEATURES

**Battersea Studios is your office and more. High quality design, a serviced reception, meeting spaces and a bar/café...**



*Exterior Terrace Visual*

Battersea Studios' distinctive and unusual look makes it a local landmark and a memorable experience from the outset. A south facing decked area adjacent to the entrance and car park allow tenants to enjoy their work or meetings outside.

Once inside, the large double height reception really makes an impact: a grand lofty space, sleek contemporary lighting and high quality finishes; making a fantastic first impression for your business.

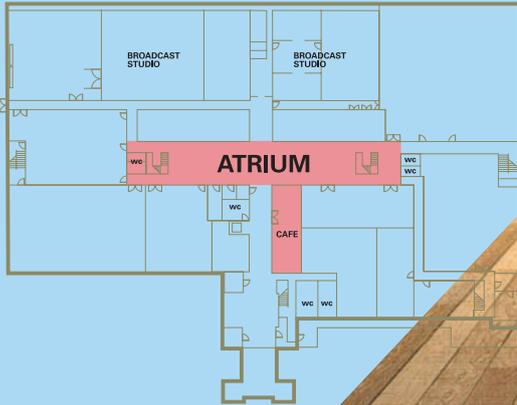
The building benefits from 24-hour security, air conditioning and tenant/visitor parking.



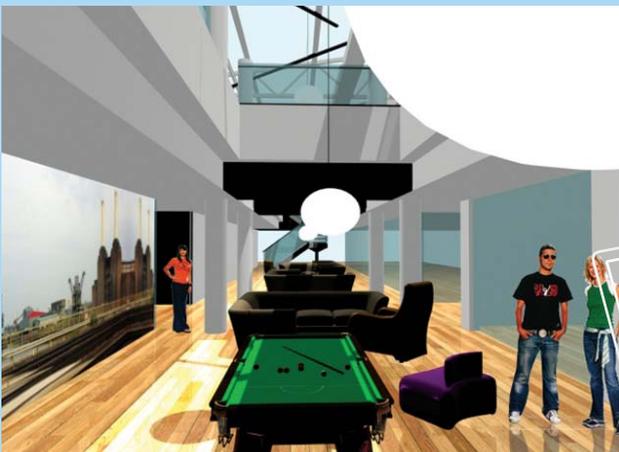
*Reception concept visual*

# ATRIUM

The principal feature is a sunlit two-storey atrium that features break-out spaces and a café/bar. High quality polished wood floors and leather furniture compliment the understated industrial feel of exposed steelwork and high level glazing. This is where work and play really mix: whether it is a meeting with a client or coffee with the team, the atrium is designed to ensure that you are as comfortable and relaxed as if you were at home.



*Atrium concept visual*



**... work, play  
and eat**

BATTERSEA STUDIOS

# GROUND FLOOR



- STAIRWELLS
- CAFÉ/BAR
- TOILETS
- BROADCAST STUDIO
- STUDIOS

*A large decked terrace area will be a great space for meeting and entertaining clients and staff in the summer time.*

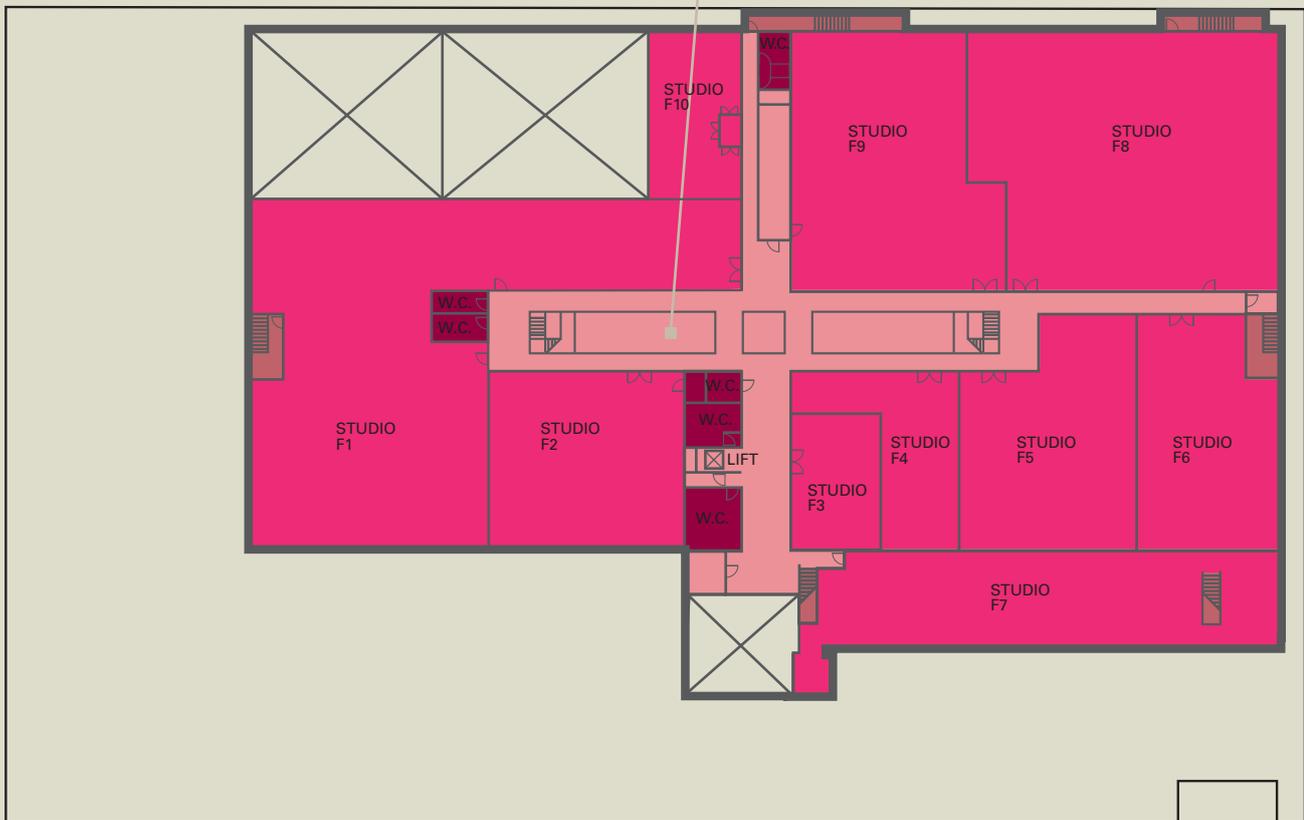
*Parking is provided on site for tenant vehicles.*

*Indicative layout of studios only. Not to scale.*

## BATTERSEA STUDIOS

# FIRST FLOOR

A large area of the ground floor is given over to the generous reception and communal space. This central zone is two storeys high and features a glazed atrium that allows natural light to stream into the centre of the building.



Individual studios range from 500sqft. Each studio is decorated in plain white finishes and fitted out with a raised access floor, for ease of computer hardware installation. Workspaces also feature air conditioning.

BATTERSEA STUDIOS

# LOCATION



## Battersea Studios is set at the heart of Battersea

Clapham Old Town and Lavender Hill have a wide variety of shops, bars, cafés and restaurants that bring "village living" into the area. Also, within walking distance of the Studios are both

the historic and picturesque Battersea Park, with its boating lake and bankside views of the River Thames, and the green expanse of Clapham Common: perfect places to get away from the frenetic pace of city life and chill out in leafy surroundings. You really are spoilt for choice in this vibrant area of South London: whether it's drinks in a trendy bar, cordon bleu restaurant cuisine or a canter across the common there is something to tempt you within a short distance of Battersea Studios.

## TRANSPORTATION

Buses - throughout the locality connecting with all major destinations.

Rail - two overland British Rail Stations: Battersea Park and Queenstown Road are within five minutes walk, while Clapham Junction BR is only a stop away. These stations connect both Waterloo and Victoria stations for onward travel.



The long awaited redevelopment of Battersea Power Station is now being finalised and it will soon be attracting visitors from around the world. The site is to be transformed into a mini metropolis of hotels, bars, restaurants, exhibition space and high quality housing. The power station is the focal point of development plans that will reaffirm Battersea's status as a prime location within the capital and the catalyst for huge investment in the local area. A new pedestrian bridge is to be built across the Thames, making Sloane Square a mere 15 minutes walk away.

New rail stations and a ferry jetty will link to London's main travel hubs, adding to the already abundant local transport options, as will a new shuttle bus service to the centre of the city and Victoria Station. The development will include a large variety of properties and amenities: over 700 architect-designed residential units are to be built, as well as 40,000m of retail space; 20,000sqm food and beverage outlets, a cinema, multiple exhibition venues and 20,000m of other leisure and entertainment facilities. Battersea Power Station will be a mini city on your doorstep.

BATTERSEA STUDIOS

# CONTACT

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

Don't miss out on your chance to experience this new business community concept. Visit Battersea Studios and talk to an agent to realise the full potential of one of London's best new multi-tenant workspaces in one of its fastest developing areas.

**For further information about  
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a visit please contact:**

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**EDWARD CHARLES  
& PARTNERS W 1**  
CHARTERED SURVEYORS

Battersea Studios is a development by:

Helical Bar plc  
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