



Havelock Terrace, Battersea, SW8 4AS

OFFICE, WORKSHOP & STUDIO SPACE

TO LET

LOCATION:

The property is situated on the south side of Battersea Park Road, to the east of Queenstown Road, virtually opposite Battersea Dogs Home.

Battersea Park and Queenstown road station (Overground) are both within a 5 minute walk of Havelock Terrace and between them offer direct services to both London Victoria and London Waterloo.
The South Circular (A205) is located to the south, the A3 to the west and central London is accessed via Chelsea and Vauxhall bridges situated to the north.

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DESCRIPTION:

Havelock Terrace comprises of both Avro House and Hewlett House which offers office / studio and light-industrial space. The spaces benefit from having floods of natural light and the light industrial spaces come complete with a roller shutter door and good loading access.

Flexible 2 year agreement that includes regular Tenant break options and set rental levels. The Rent is fixed for 12 months and increases by 5 per cent at the start of the second year. This fixed increase is to account for inflation in services and rents.

PREMISES	AREA FT ²	AREA M ²	RENT
HT.AH110	517	48	£17,733
HT.AH105	775	72	£25,642
HT.AH202	1,152	107	£32,327
HT.HH05F	1,244	116	£37,338
HT.AH101	1,507	140	£45,210

AMENITIES:

- 24 hour access
- On - site management
- Secure courtyard
- Roller shutter doors to GF units
- Goods lift
- Loading bays
- Walking distance from stations
- Cycle racks

TENURE:

A flexible 2 year agreement that includes regular Tenant break options and set rental levels. The Rent is fixed for 12 months and increases by 5 per cent at the start of the second year. This fixed increase is to account for inflation in services and rents.

RATES PAYABLE: £4.50 psf.

SERVICE CHARGE: Inclusive

VAT: Applicable.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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