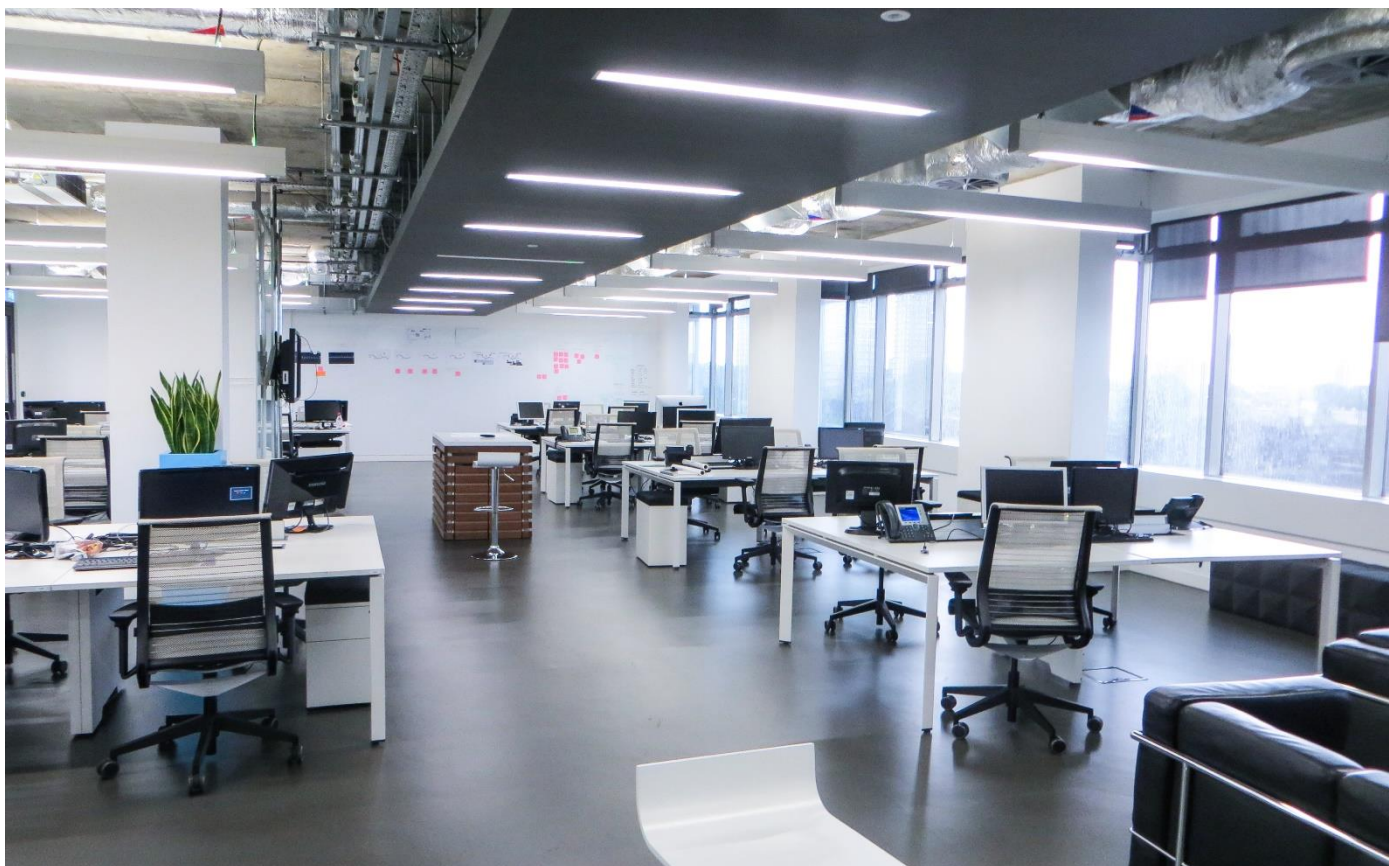


**Glassmill, 1 Battersea Bridge Road,  
Battersea, London, SW11 3BZ**



**RIVERSIDE OFFICES TO LET | 1,238 - 19,704 sq ft**



### Location

Glassmill is just a short walk from the village atmosphere of Battersea Square with its outside eateries, restaurants and boutiques. It is also within easy reach of the Kings Road in Chelsea on the north side of the river.

Glassmill is located on the corner of Battersea Bridge Road and the River Thames on the south side of the river, outside the congestion zone. Clapham Junction, Queens Town Road and Battersea Park are the main transport connections to the building. The nearest underground stations are South Kensington and Sloane Square with Imperial Wharf Station approximately 15 minutes walk.

### Description

The property, a prominent glass clad building sits on the southern bank of the river at the foot of Battersea Bridge. The offices have been refurbished to provide a bright and contemporary workplace with exposed air-conditioning, modern lighting and polished concrete style flooring. The current fit-out provides predominantly open plan areas with a number of private offices and meeting rooms. There are 18 car parking spaces on site providing roughly 1 space per 1,000 sq ft.

### Floor Areas

Floor	sq ft	sq m
3rd Floor	4,833	449
2nd Floor	1,238	115
1st Floor	6,977	648
Ground Floor	6,656	618
<b>TOTAL (approx.)</b>	<b>19,704</b>	<b>1,830</b>

\*Measurement in terms of \*NIA

**Paul Dart, Partner**

📞 020 7025 1392

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

Joint Agents: Frost Meadowcroft; Simon Kibble/Alex Thomas - 020 8748 1200

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

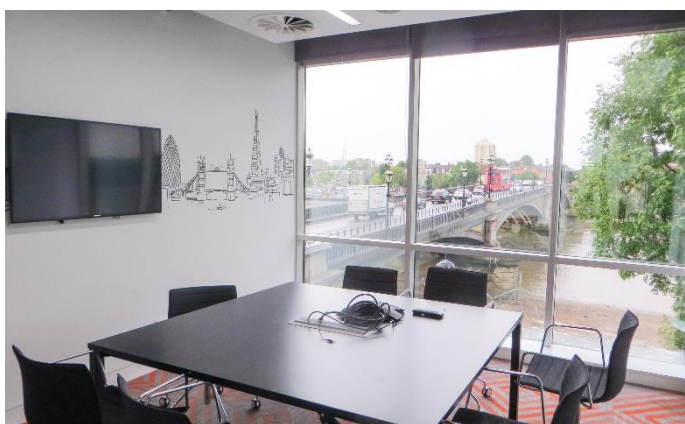
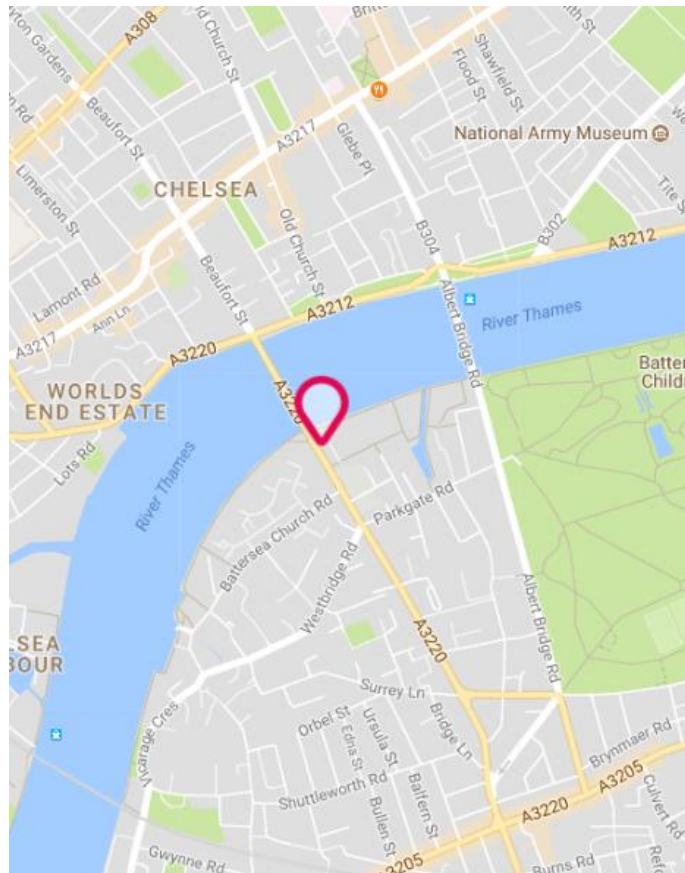
**Subject to Contract October 2017**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

**Glassmill, 1 Battersea Bridge Road,  
Battersea, London, SW11 3BZ**



**RIVERSIDE OFFICES TO LET | 1,238 - 19,704 sq ft**



## Terms

Tenure:	Leasehold
Lease:	Assignments or subleases of the existing leases until February 2021 or longer by arrangement
Rent:	£35.00 psf pax
Rates:	Estimated at £11.00 psf pa 2017/18
Service Charge:	Approximately £10.30 psf pax

## Amenities

- Air conditioning
- Exposed ceilings
- Staffed Concierge
- Meeting rooms
- Excellent natural light
- River views
- Polished concrete floors
- Passenger lifts
- 18 on site car parking spaces
- Feature lighting

### Paul Dart, Partner

📞 020 7025 1392  
✉️ pdart@monmouthdean.com

### Rebecca Saxon, Agency Surveyor

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

Joint Agents: Frost Meadowcroft; Simon Kibble/Alex Thomas - 020 8748 1200

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

**Subject to Contract October 2017**