

# the GLASSMILL

1 Battersea Bridge Road | London | SW11 3BZ

riverside offices  
available in a range of sizes  
1,238 sq ft to 19,704 sq ft





## LOCATION

The Glassmill building 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 is the main transport connection to the building, which is 1.2 miles from the building. The nearest underground stations are South Kensington and Sloane Square with Imperial Wharf Station approximately 15 minutes walk.

The café, bars, banking and shopping facilities of King's Road, Chelsea and Battersea Park Road are all close by.

## OCCUPIERS

Local occupiers include: Behrens Sharp, Just Fly Ltd, iSportConnect, AAU Design Ltd, Work Angel Technology, Royal College of Art and The Helen Hamlyn Centre for Design.

## 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 internally to provide a bright and contemporary workplace with exposed air-conditioning and services, 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.

## CONNECTIVITY TO:



Clapham Junction.....	16 mins
Sloan Square.....	18 mins
Paddington.....	35 mins
Victoria .....	20 mins
Waterloo .....	31 mins
Kings Cross St Pancras .....	40 mins
Heathrow Terminals 1-3 .....	59 mins
Bank.....	39 mins
Canary Wharf .....	46 mins

Source: Citymapper.com  
using a combination of London Transport



## ACCOMMODATION

FLOOR	SIZE SQ FT	SIZE SQ M	RATES 2017/18
Third floor	4,833 sq ft	449 sq m	£9.72 per sq ft
Second floor	1,238 sq ft	115 sq m	£10.55 per sq ft
First floor	6,977 sq ft	648 sq m	£10.33 per sq ft
Ground floor	6,656 sq ft	618 sq m	£9.81 per sq ft
<b>TOTAL</b>	<b>19,704 sq ft</b>	<b>1,830 sq m</b>	

## THE FACTS

### QUOTING RENT

£35 per sq ft

### TERMS

An assignment of the existing lease until February 2021 or new sub leases are available for a term to be agreed.

### SERVICE CHARGE

£10.29 per sq ft

### RATES

£10 to £11 per sq ft approx. (2017/18).

To be confirmed via local authority.

### EPC

Rated C

## SPECIFICATION

- 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





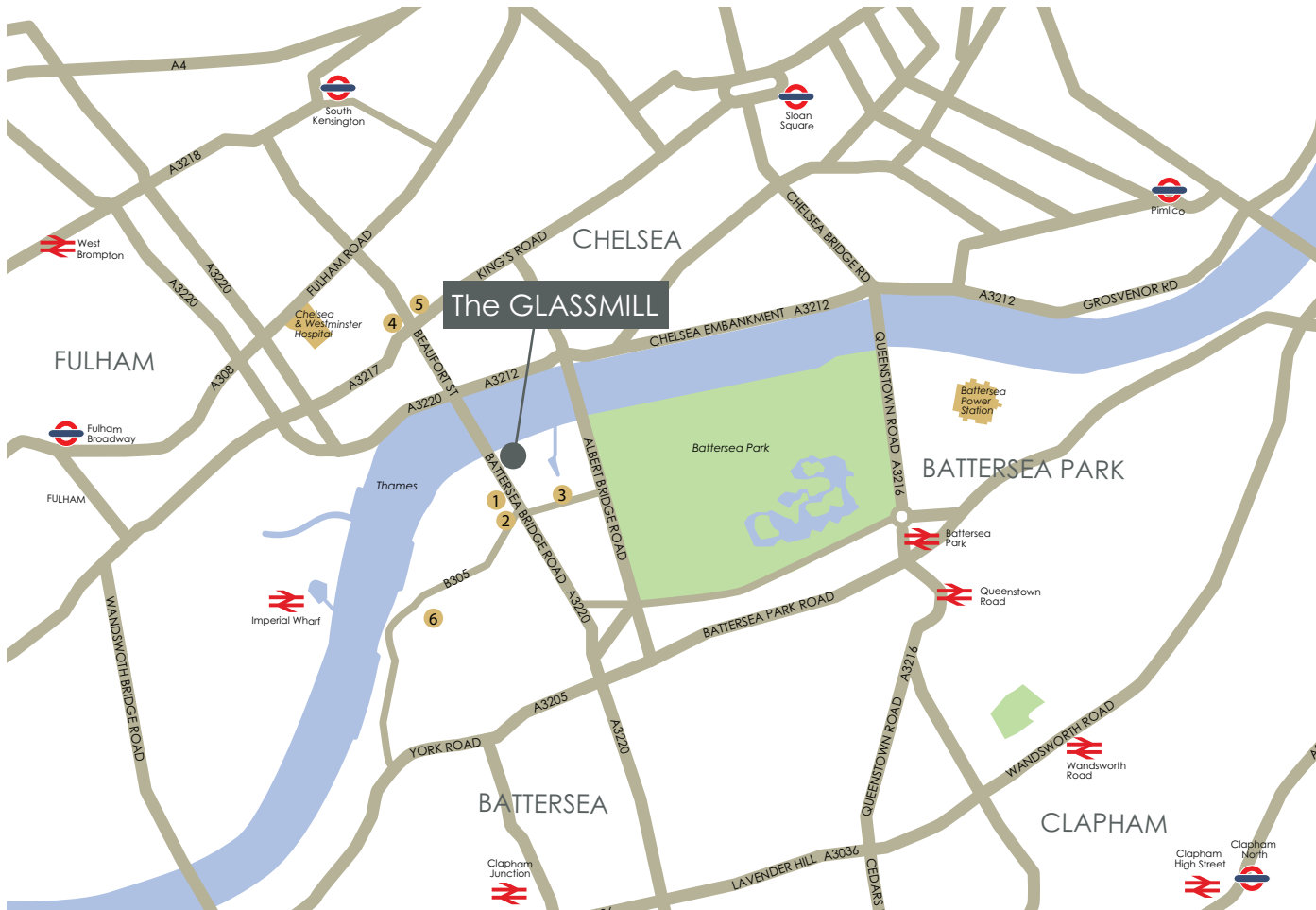
1. Pizza Express 3. **The Butcher Grill**  
2. Draff House

4. **Beaufort House** Chelsea

5. **Bluebird** Chelsea

6. **Battersea Square** - including :

- **London House** - Gordon Ramsay Restaurant
- **Mezar** - Lebanese Restaurant
- **Queenswood** - Restaurant



## LOCALITY

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

## VIEWING

By appointment with joint sole agents:

**Rebecca Saxon** 020 7025 1397

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