

# BATTERSEA POWER STATION

UNIT 7

5,678 SQ FT



# JOIN A VIBRANT RIVERSIDE NEIGHBOURHOOD



Circus West Village is the first phase of the wider 42 acre Battersea Power Station development and comprises a collection of over 20 independent restaurants, bars and shops including Gordon Ramsay Street Pizza, Boom Cycle, Megan's Restaurant, Vagabond Wines and more. The ground floor units sit below 865 residential apartments (home to over 1,300 residents) and across from 10 refurbished railway arches that includes the likes of Battersea Brewery and The Cinema in The Arches.

Unit 07 sits adjacent to White & Co. and The Battersea General Store, and is situated opposite the iconic Power Station.

The Battersea Power Station underground station on the Northern Line connects you to the West End and the City in around 10 minutes. It's approximately a 12 minute walk from Sloane Square underground station (Circle & District lines), and Battersea Park and Queenstown Road main line stations are within a 10 minute walk providing easy access into Victoria, Waterloo and Clapham Junction stations. The Battersea Power Station Pier has regular river boat services to Putney in the west and Canary Wharf (via Embankment) in the East.

As an office occupier you will be in great company as other tenants include Battersea Power Station Development Company in Circus West Village, and Apple (500,000 sq ft), SharkNinja and IWG (40,000 sq ft new co-working concept) in the Power Station.

# A PLACE LIKE NO OTHER



WITH MANY MORE TO COME

GET OUR DIGITS

**26M**  
predicted annual active footfall

**800,000**  
sq ft of offices

**2,500**  
new homes

**180**  
new shops and restaurants

**164**  
room boutique hotel

**1**  
chimney lift visitor attraction

A LOOK BEHIND THE CURTAINS

A building shrouded in mystery and only seen by few, now open to the public for the very first time.



**A PLACE TO INDULGE**

Dine around the world with restaurants specialising in the best Malaysian, British, Italian, Spanish, Japanese, Mediterranean and French cuisines among others.

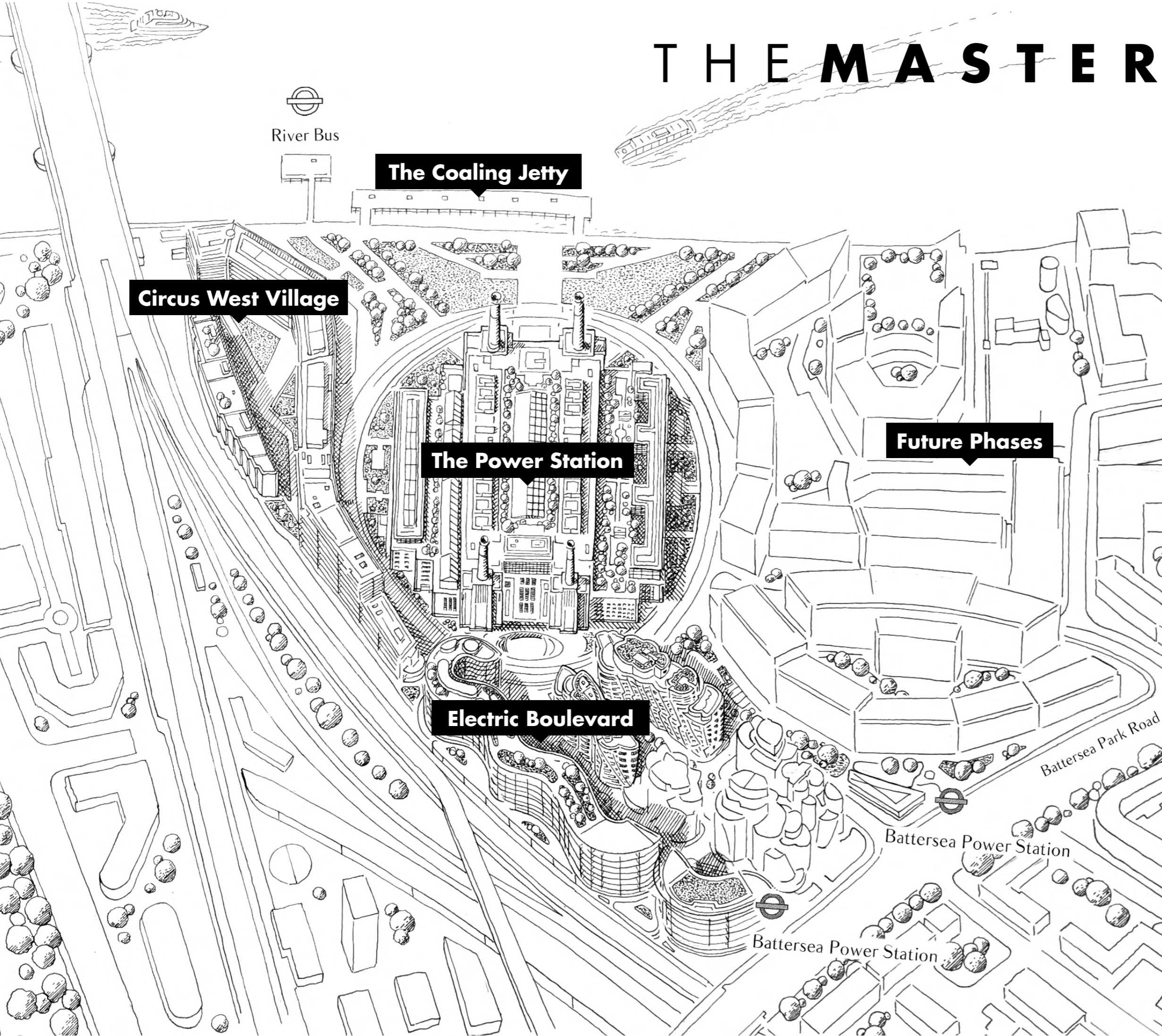


**NEVER ORDINARY**

Battersea Power Station is London's most exciting visitor destination with many of the world's most iconic brands bringing creative one-of-a-kind concept stores to life.



# THE MASTER PLAN



## CIRCUS WEST VILLAGE

23 Shops and Restaurants  
(75,000 sq ft)

Office Space (25,000 sq ft)

Turbine Theatre and Three Screen  
Boutique Cinema

865 Apartments (over 1,200 residents)

3 Million Visitors

## THE POWER STATION

Over 100 Shops and Restaurants  
(370,000 sq ft)

Battersea Power House Events Venues  
(2,000 person capacity)

Two Screen Cinema (345 capacity)

Chimney Lift Visitor Attraction

Offices Pre-let to Apple and No18  
(540,000 sq ft)

253 Apartments

## ELECTRIC BOULEVARD

Over 40 Shops and Restaurants  
(300,000 sq ft)

Office Space (200,000 sq ft)

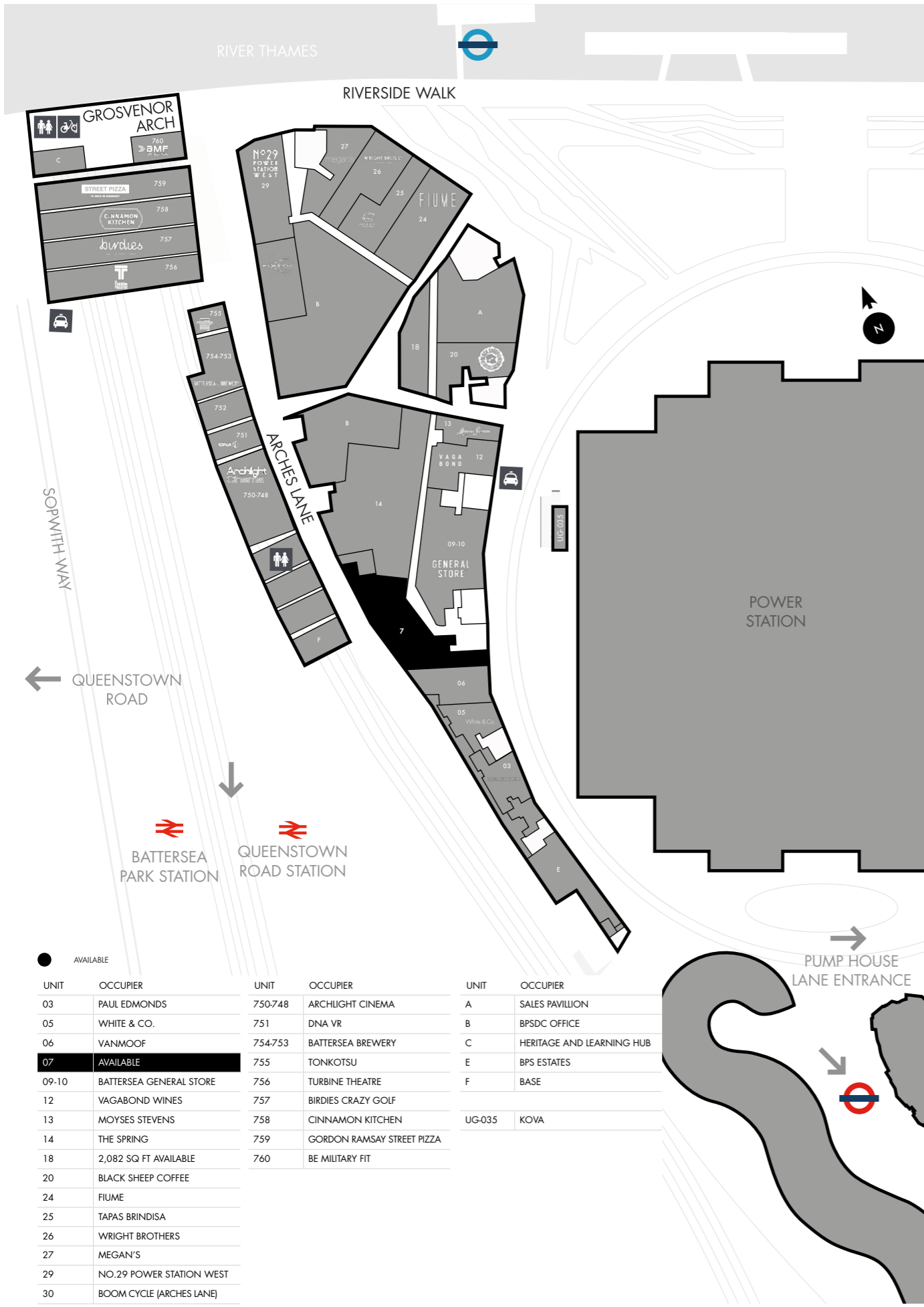
Art'otel with Rooftop Pool  
and Restaurant (164 bed)

1,305 Apartments

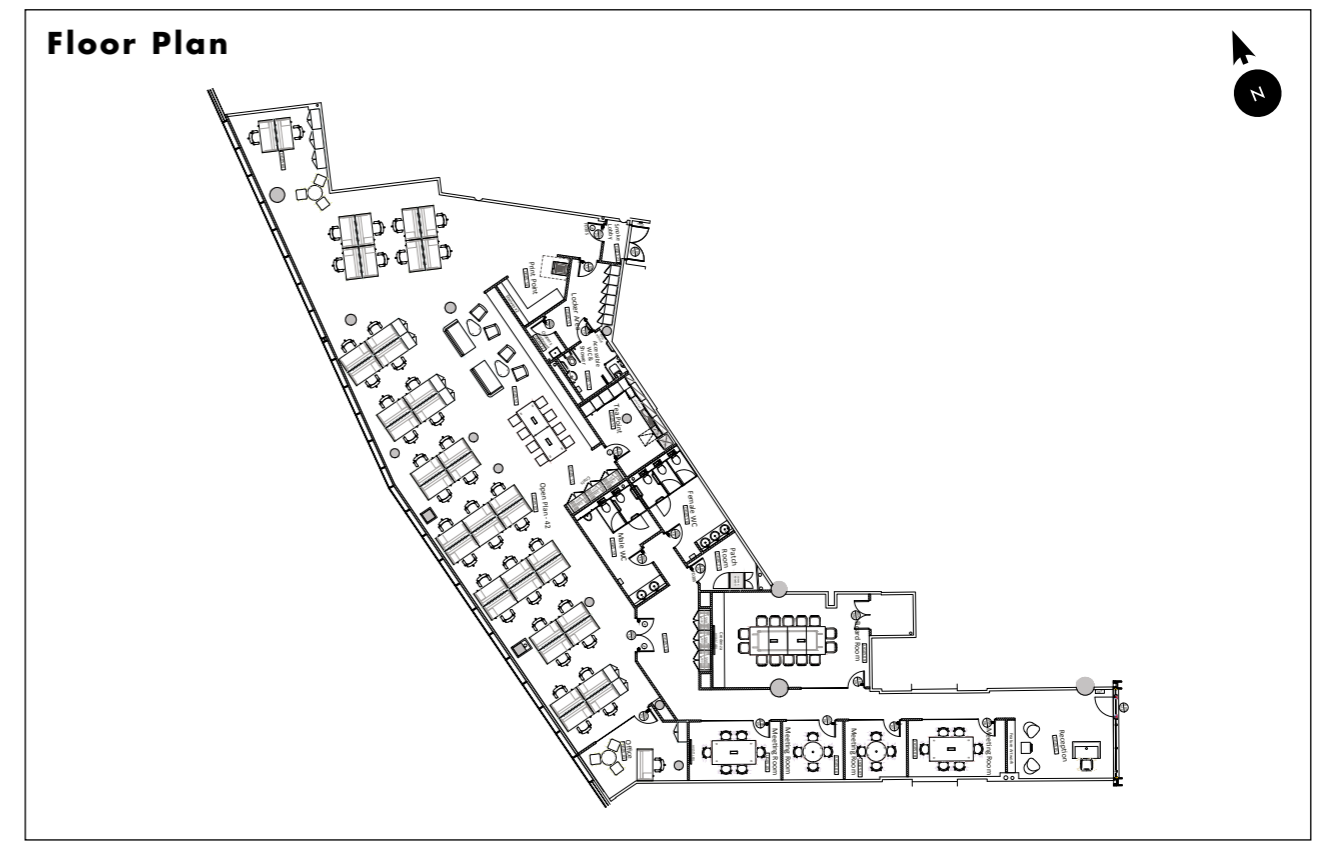
## FUTURE PHASES

Office Space (550,000 sq ft)

c. 1,600 Apartments



# THE OPPORTUNITY



## DESCRIPTION

The unit is 5,678 sq ft of grade A office on the ground floor of Circus West Village and is offered in a fitted out plug and play condition comprising:

- 45 desks
- 5 dedicated meeting rooms
- Kitchenette
- Shower and locker facilities
- Cycle spaces available

The unit is part of an impressive mixed use new development, on the west side of Battersea Power Station.

## PLANNING

Suitable for B1 office use.

## RENT & SERVICE CHARGE

Guiding rent £45.00 psf and Service Charge £14.39 psf.

## TENURE

The premises is available to let by way of a full repairing and insuring lease for a term to be agreed.

## RATES

Interested parties are advised to make their own enquiries with the London Borough of Wandsworth.



# CONTACT US

## LEASING ENQUIRIES

0207 501 0695

leasing@bpsdc.co.uk

## LEASING AGENTS

Houston  
Lawrence

### GEORGE ROWLING

07806 853 718

george.rowling@houstonlawrence.co.uk

# CBRE

### HARRY TENTORI

07787 698 421

harry.tentori@cbre.com



### NICK GARCEV

07770 017 360

nick.garcev@knightfrank.com

batterseapowerstation.co.uk

 @BatterseaPwrStn

DISCLAIMER — FEBRUARY 2023 This document, and all plans, images and information contained, does not form part of any contract. Plans, areas, capacities and images are indicative only and whilst reasonable effort has been made to ensure their accuracy, this cannot be guaranteed. This brochure, is disclosed without responsibility to the owner of the Battersea Power Station and is not intended to be relied on. The Battersea Power Station group of companies exclude all liability for any errors or omissions in this brochure, to the fullest extent permitted by law

