

USP.

50 Electric Boulevard
London SW11 8AL

OFFICES TO RENT

10,445 - 193,825 SQ FT

50electricblvd.com/

usp.london

020 3757 7777





Description

PLUG INTO A NEW WORLD OF WORKING

Designed with smart-tech and sustainability at its heart, this new 200,000 sq ft office provides a flexible way of working to put the spark back into the workplace. It's a dynamic part of the re-energised Battersea Power Station, a new 42 acre district created for switched-on business, leisure and living.

Accessed directly off Electric Boulevard, the entrance to our concierge-style reception sits on an exciting new destination high street. The reception itself creates a warm welcome to your office space. The floors benefit from 2.82m floor to ceiling height with floor to ceiling windows creating an abundance of natural light and far-reaching views. All occupiers benefit from access to a communal roof terrace with panoramic views of South London, including Battersea Park, with the 3rd - 13th floors also benefiting from demised roof terraces.

In addition all occupiers will have access to the 'Light Box' a unique communal area where one can host private functions and communal activities. This fantastic double height space can host up to 240 guests. This is truly a one of a kind amenity within this best in class commercial property.





50 Electric Boulevard, London, SW11
8AL

Accommodation

| Floor | Availability | Area (sq ft) | Terrace (psf) |
|----------------|--------------|----------------|---|
| 13th Floor | Available | 10,445 | 3,350 (plus 1,800 sq ft Communal Terrace) |
| 12th Floor | Available | 15,654 | 187 |
| 11th Floor | Available | 15,910 | 187 |
| 10th Floor | Available | 15,881 | 187 |
| 9th Floor | Available | 15,881 | 187 |
| 8th Floor | Available | 15,881 | 187 |
| 7th Floor | Available | 15,881 | 187 |
| 6th Floor | Available | 15,881 | 187 |
| 5th Floor | Available | 15,881 | 187 |
| 4th Floor | Under Offer | 15,881 | 187 |
| Part 3rd floor | Under Offer | 5,887 | |
| Part 3rd Floor | Available | 11,000 | 187 |
| 2nd Floor | Available | 12,565 | |
| 1st Floor | Available | 11,197 | |
| TOTAL | | 193,825 | |

Amenities

4 pipe fan coil air conditioning

2.82m floor to ceiling height

1:8 sqm occupancy

6 x 21 Passenger lifts

4,000 sq ft event space "Light Box"

Wiredscore Platinum (anticipated)

Well Platinum (anticipated)

Openable windows

Metal tiled fully raised floor

319 Cycle racks & 325 lockers

6,8000 sq ft of terracing

BREEAM Outstanding

SmartScore Platinum (anticipated)





Location

London's new riverside destination has everything you need - you'll be spoiled for choice. Browse more than 150 shops, bars and restaurants. Feel the energy of onsite gyms and leisure spaces, then recharge your batteries in over 18 acres of open parks and play areas.

Battersea Park is a 200-acre green gem only a few minutes away. With its riverside paths, boating lakes, restaurants and sports facilities, this is yet another playground sitting on your doorstep.

The property is also located directly above the new Battersea Power Station, underground Station, providing exceptionally convenient access across central London. If that's not enough, Battersea Park and Queenstown Road stations are only a 5-minute Walk, or alternatively one could take the Uber Boat along the Thames, from Battersea Power Station Pier.

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Further Information

New lease(s) available direct from the landlord.

Rent
POA

Service Charge
£14.39 psf

Rates
c. £18.00 psf

Mark Fisher
USP London
07899 895710
markf@usp.london

Ben Fisher
USP London
07810 676168
ben@usp.london

Simon Smith
USP London
077368 80316
simon@usp.london

Luke Austerberry
USP London
07921 406291
luke@usp.london

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