

USP.

Enterprise Business Unit
3 Palmerston Way
Battersea SW8 4AJ

Affordable Workspace To Let

19,074 - 20,010 SQ FT GIA

Available Q3 2024

usp.london

020 3757 7777





Description

Prime Battersea Location, Workspace Operator Sought

Urbanest Battersea is a brand new, mixed use, student led development delivering high quality student living, offices, a new pub, creative workspace and usable public realm. The Enterprise Business Unit (EBU) will comprise c19,000 sq ft of affordable workspace, available at heavily discounted rates.

Finished to Cat A, this workspace will be fitted to a high quality specification including LED lighting, integrated air conditioning, goods lift and exposed finishes.



Enterprise Business Unit, 3
Palmerston Way, Battersea, SW8
4AJ



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
EBU	Available	19,074	£20.00
Cafe Unit	Available	936	POA
TOTAL		20,010	

Amenities

Discounted rent

Cat A fit out

Cafe facility (available separately)

Exposed a/c

Double height areas

Flexible floorspace

Bookable community space

Goods lift provision

Suspended LED lighting

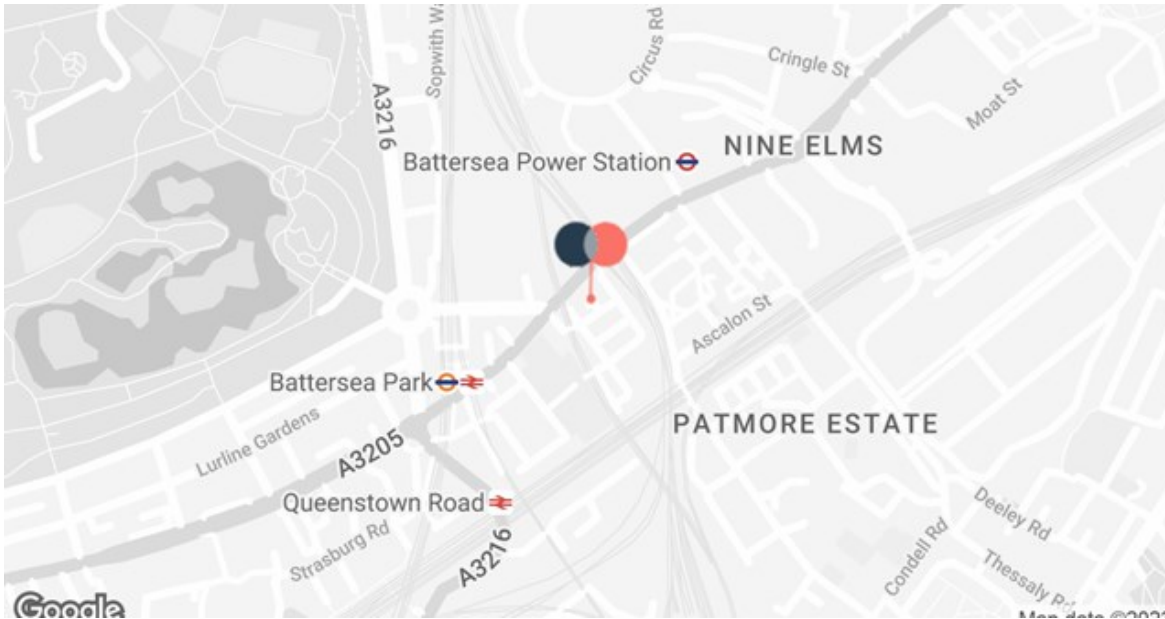
Excellent natural light

Self contained entrance

Prime Battersea location

New public realm





Location

The property is located equidistant between the new Battersea Power Station underground Station (Northern Line) and Battersea Park station (Overground). This transport provides exceptionally convenient access across central London. If that's not enough, Wandsworth Road 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.

Further Information

A new lease is available direct from the landlord.

Rent
£20.00 psf

Service Charge
TBC

Rates
TBC

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