



## The Bread Factory, 1a Broughton Street, Battersea, London, SW8 3QJ

Converted warehouse providing fully refurbished Grade A space from 1,057 sq ft up to a self-contained 11,500 sq ft

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,400 to 11,934 sq ft / 222.97 to 1,108.70 sq m
<b>Rent</b>	£39.50 per sq ft
<b>EPC Rating</b>	B (40)

### Key Points

- self contained converted warehouse building
- New Air-Con and M&E throughout
- balconies / terraces to each floor
- Comprehensive Refurbishment
- potential for alternative uses
- Extended and remodelled reception
- new shower/locker and secure bike store
- 4 parking spaces with provision for EV

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## Description

The accommodation in the Bread Factory comprise a remodeled ground floor reception with showers/locker room and secure bike storage together offices on the 1st, 2nd and 3rd floors comprehensively refurbished from shell to provide warehouse style workspace with new M&E and finishes throughout with the following amenities

- On site car parking
- Cycle parking
- Lift
- Raised floors, new Air conditioning
- EV provision
- 3 phase power supply
- Balconies to 2nd floor, Balconies and Roof Terrace to 3rd floor

The building can be let in a range of size options :-

1st floor - 1,044 sq ft can be let in 2 suites of 420 sq ft and 624 sq. ft

2nd floor - 5,546 sq ft can be let in 2 suites of 2,350 sq ft and 3,196 sq.ft or combination thereof

3rd floor - 4,012 sq ft can be let in 2 suites of 1,685 sq ft and 2,327 sq.ft or combination thereof

## Location

The Bread Factory is located close to the junction of Broughton Street with Queenstown Road. The nearest railways stations are at Queenstown Road (London Waterloo 8mins/Clapham Junction 3mins) approximately 7 minutes walk away and Battersea Park (London Victoria 4mins) approximately 10 minutes walk away.

The closest London Underground connection to the property is Battersea Power Station on the Northern Line extension. Numerous bus routes pass along Queenstown Road to Sloane Square, Knightsbridge and Vauxhall. Santander cycle hire is also available nearby.

## Accommodation

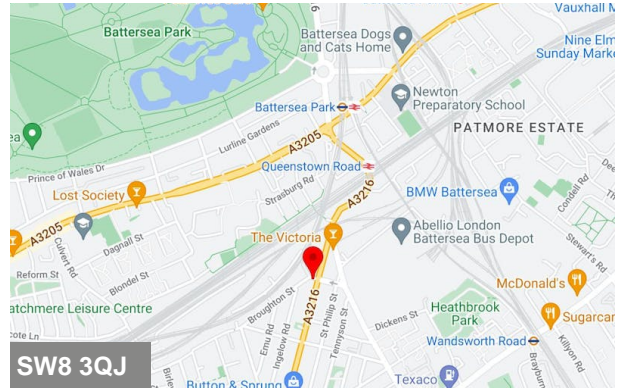
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Reception, showers and bicycle store	924	85.84	Available
1st	1,160	107.77	Available
2nd	5,800	538.84	Available
3rd	4,050	376.26	Available
<b>Total</b>	<b>11,934</b>	<b>1,108.71</b>	

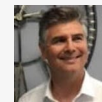
## Terms

New Leases direct from the freeholder for a term to be agreed and rents around £40-£45 psf

Service Charge and Rates to be confirmed



## Viewing & Further Information



**Damian Lambourn**

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**Tom Batey (Bonsors)**

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VAT will be payable on the rent and service charge