

1 Marylebone High Street
London W1U 4LZ
T 020 7009 2300
F 020 7009 2311

office@edwardcharles.co.uk
www.edwardcharles.co.uk

**EDWARD CHARLES
& PARTNERS W1**
CHARTERED SURVEYORS

BUILDING 2 | RANSOMES DOCK | LONDON | SW11

Offices To Let – **2,382/2,727 sq ft**

Short Term - Fully Fitted



Location

Ransomes Dock is located on Parkgate Road in Battersea, and forms part of an enclave of creative local occupiers including Foster & Partners, The Royal College of Art and TIGI to name a few. Battersea Park and the Thames riverside walkway are on the doorstep providing a wonderful opportunity to escape from work and enjoy one of London's most attractive destinations. Local bus routes serve the local area connecting Battersea to the West End. Queenstown Road, Battersea Park and Clapham Junction provide frequent mainline train services into Central London and the South East.

Description

Ransome's Dock is a mixed use development comprising offices, restaurants, a yoga studio and residential apartments.

Accommodation & Outgoings

Unit	Floor	Area (Sq Ft)	Rent (psf)	Rates (est)	SC (psf)	Available
21-23	2 nd	2,727	£35.00	TBC	£4.40	November 16
25-28	3 rd	2,382	£35.00	TBC	£3.85	Immediately
Total	-	5,109	-	-	-	-

NB. Floor areas are subject to onsite verification.

Amenities/Specification

- * Fitted offices
 - * Data cabling
 - * Suspended lighting
 - * Roof top terrace
 - * Comfort cooling system
 - * Demised WC's
 - * Kitchenette
 - * Secure office development
-

Lease

2nd floor - available on a new lease for a term by arrangement direct from the Freeholder.

3rd Floor - available on a new lease from the Freeholder for a term of 3 years on a contracted out basis. The Lease shall include a rolling mutual option to break the lease after 24 months subject to 3 months' notice.

EPC Rating

F

www.edwardcharles.co.uk

Viewing

Strictly by appointment through sole letting agents:

Edward Charles & Partners

Ian Bradshaw

ibradshaw@edwardcharles.co.uk

020 7009 2314

Alex Kim

akim@edwardcharles.co.uk

020 7009 2307