

# INGATEWORKS

## BATTERSEA

A NEW CONTEMPORARY OFFICE BUILDING 871 – 12,709 SQ FT



**INGATE WORKS OFFERS FLEXIBLE OFFICE SPACE FROM 871 TO 12,709 SQ FT OF BOTH NEW AND FULLY FITTED OFFICE SPACE ACROSS THREE FLOORS SITUATED WITHIN ITS OWN PRIVATE COURTYARD.**

Conveniently located to benefit from the regeneration of Battersea and Nine Elms and with excellent transport links into both Victoria and Waterloo, Ingate Works provides the rare opportunity for a business to occupy a new office building within its own private gated courtyard.



INGATE WORKS



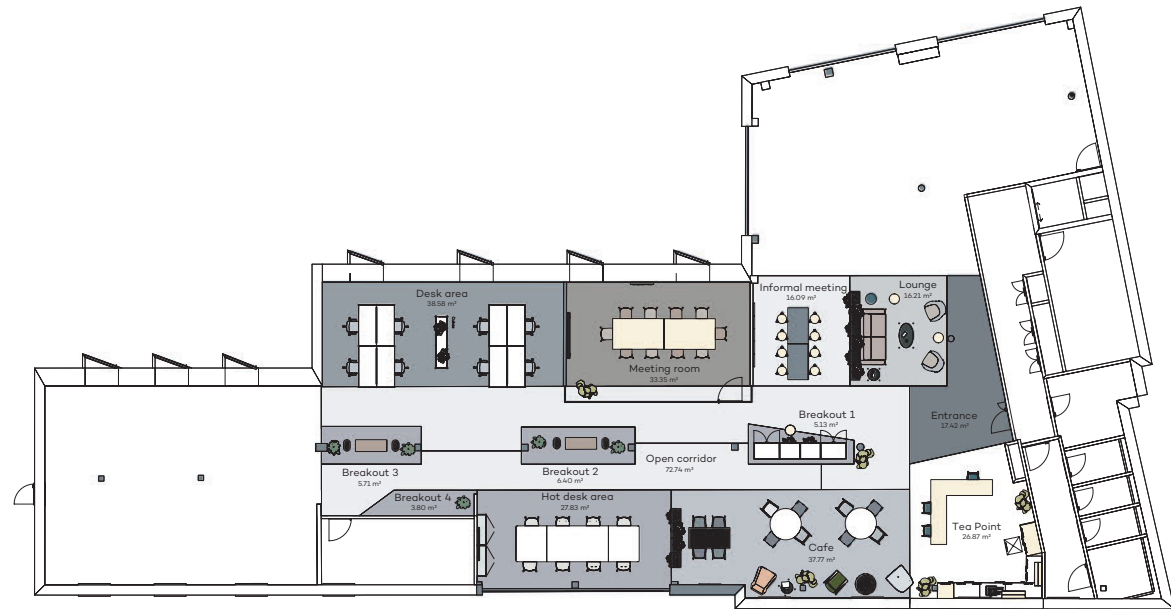
**FIRST FLOOR FITTED OFFICE SPACE.**

# FITTED SPECIFICATION

Space for up to 50 people with the ability to add more desks.

Flexible opportunities within the unfurnished areas.

Desks	8
Hot desks	8
10 person meeting room	1
10 person informal meeting room	1
Lounge	1
Breakout areas	4
Tea point	1
Café	1



Part first floor - Perspective view





## DESCRIPTION

With full height glazing to large sections of the floors and generous floor to ceiling heights, Ingate Works provides modern floorplates with an abundance of natural light throughout.

Exposed columns and suspended lighting will enhance the feeling of volume to create a flexible workspace.

### CAT A SPECIFICATION

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Plasterboard ceilings

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LED lighting

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VRF air conditioning

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150mm raised floors

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Passenger lift

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Showers

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Bicycle parking

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2 car parking spaces

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1:10 sq m occupancy

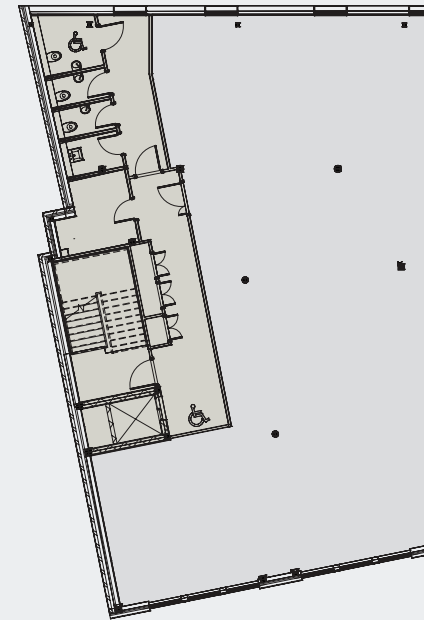
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# FLOOR PLANS



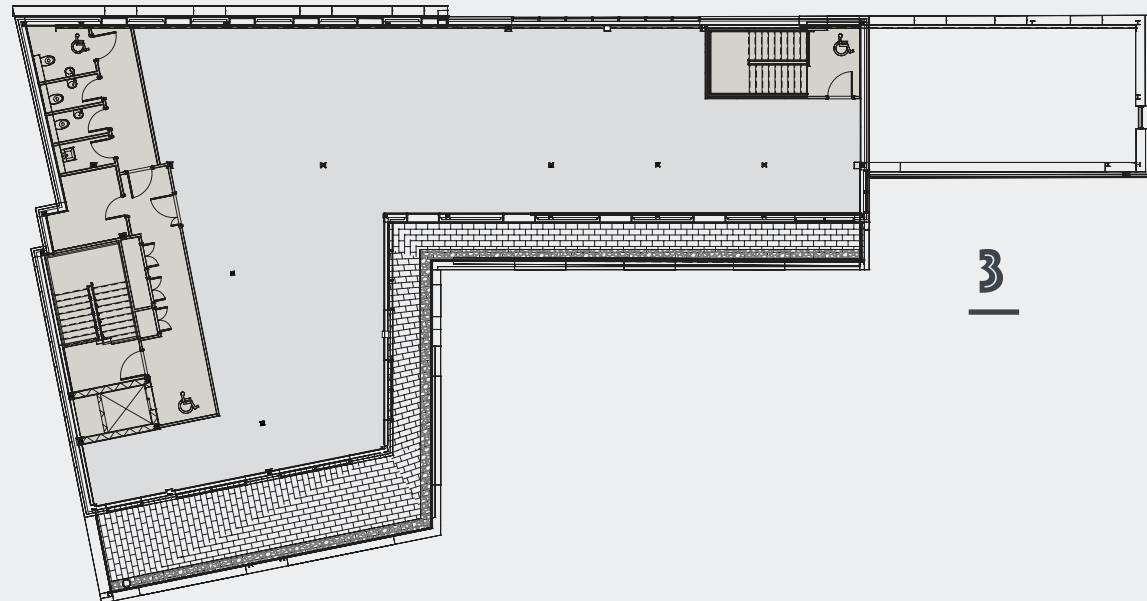
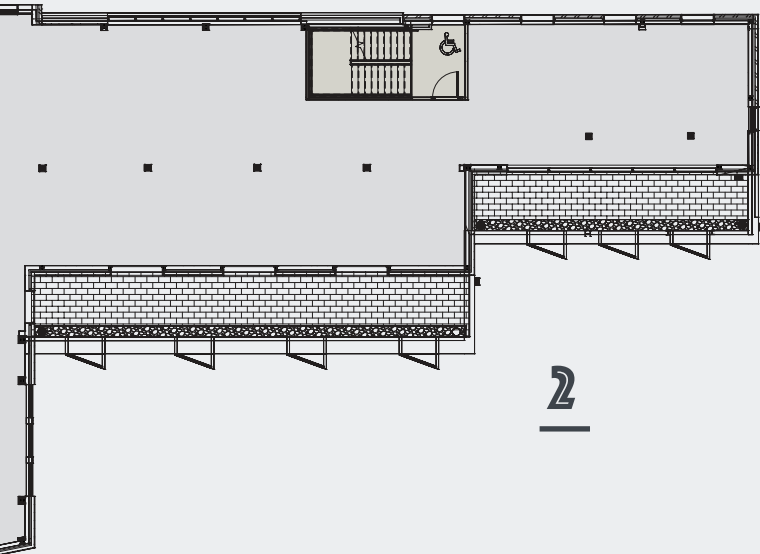
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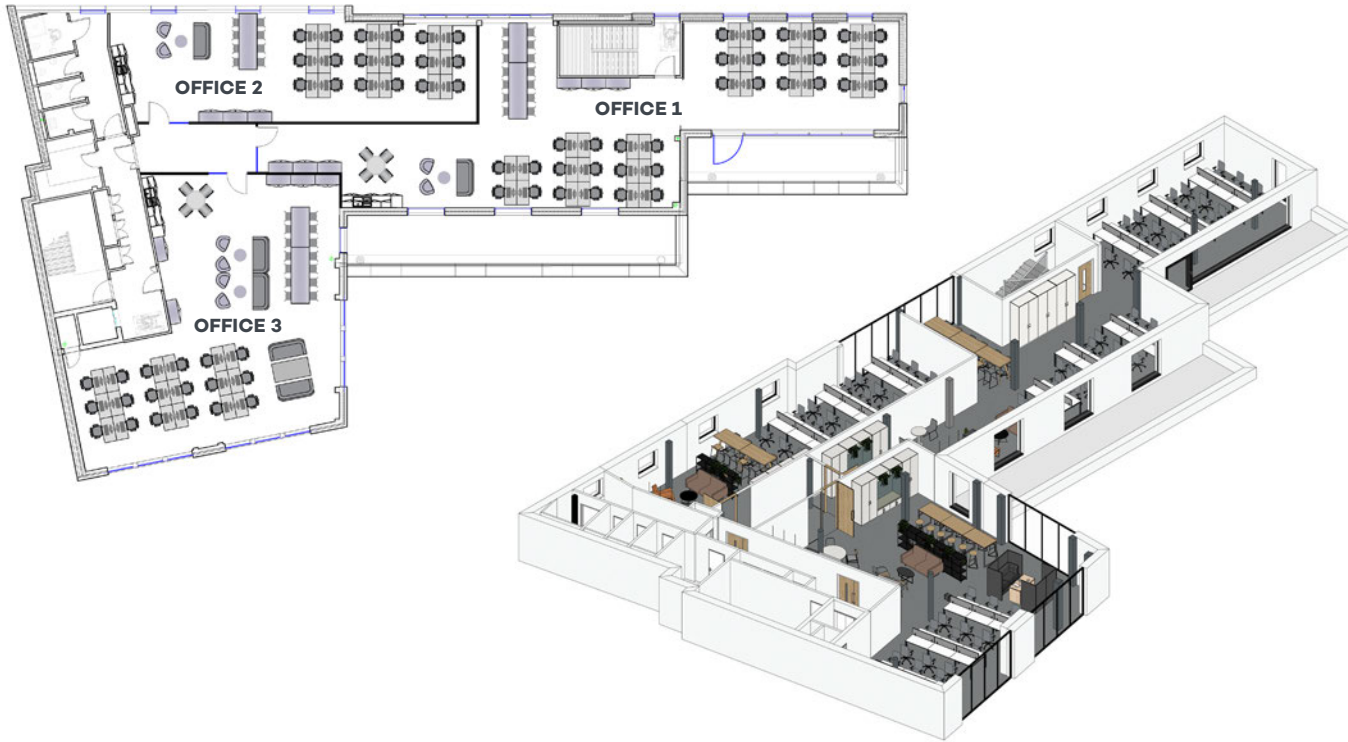


### FLOOR AREAS (Net Internal Areas)

Third floor	2,865 sq ft	265 sq m
Second floor	4,529 sq ft	421 sq m
First floor	5,315 sq ft	494 sq m
Ground floor	<b>NOW LET</b>	
<b>Total</b>	<b>12,709 sq ft</b>	<b>1,180 sq m</b>

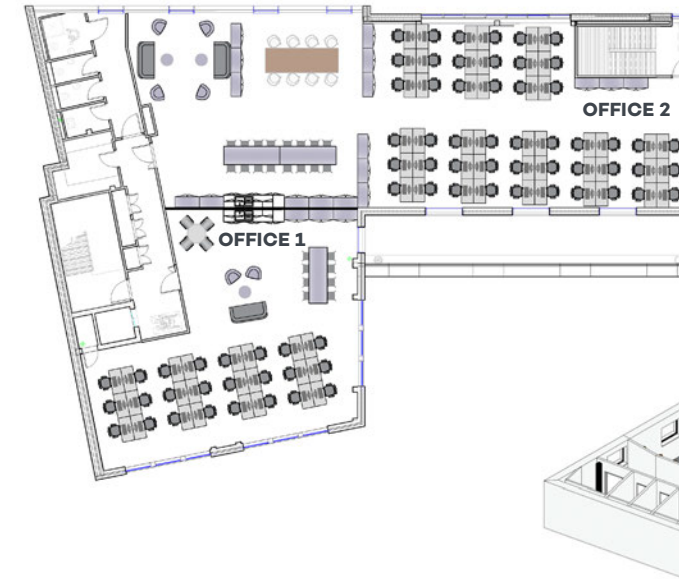


# SECOND FLOOR SPLIT OPTIONS



## OPTION 1 - 3 OFFICES

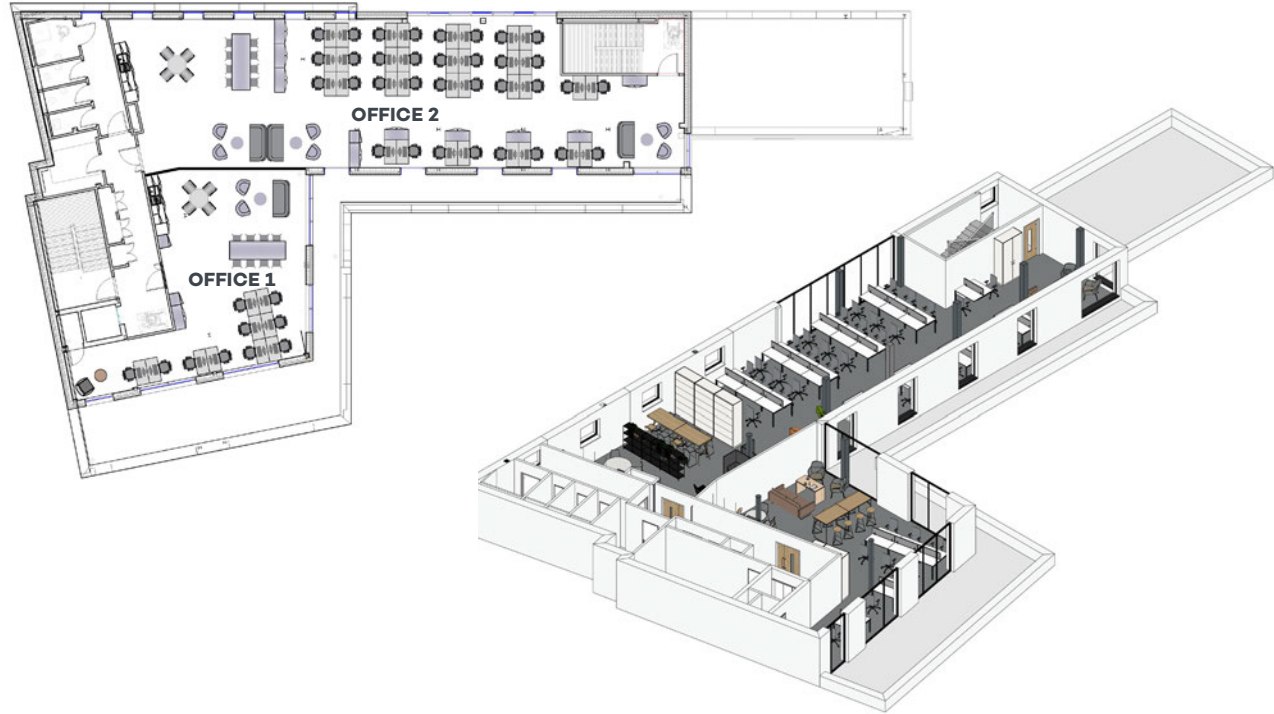
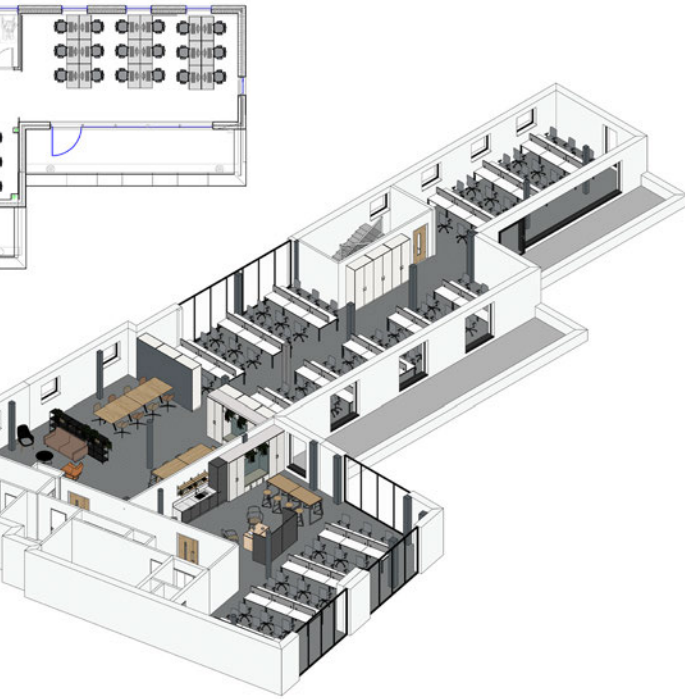
Second floor		
Office 1	1,517 sq ft	141 sq m
Office 2	990 sq ft	92 sq m
Office 3	1,797 sq ft	167 sq m



## OPTION 2 - 2 OFFICES

Second floor	
Office 1	1,34
Office 2	3,14

# THIRD FLOOR SPLIT OPTIONS



5 sq ft      125 sq m  
 3 sq ft      292 sq m

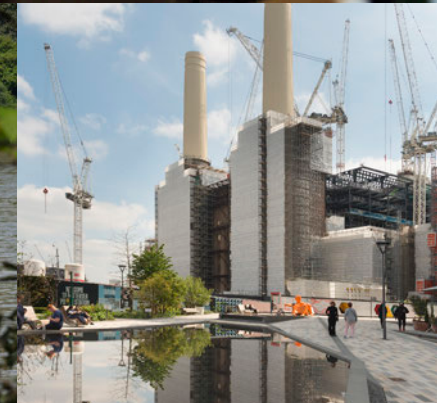
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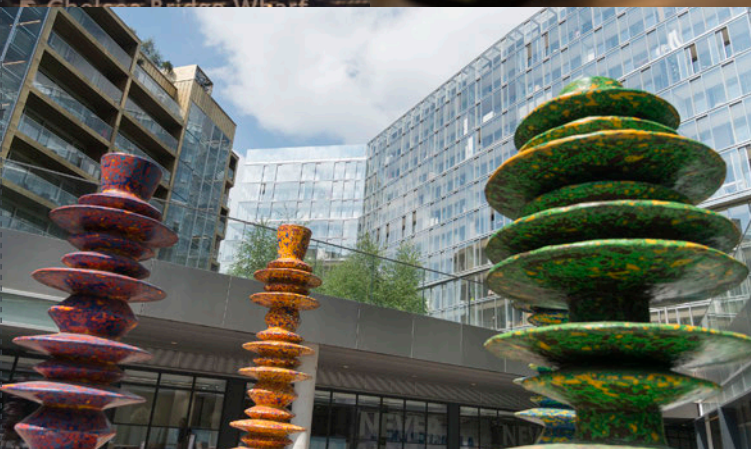
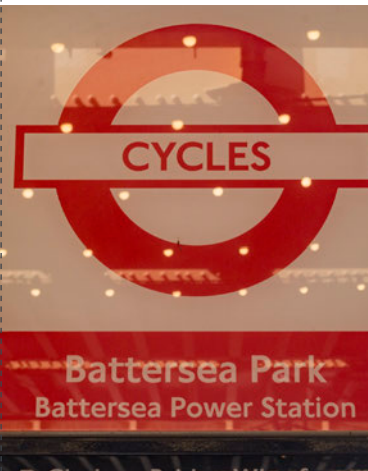
Third floor		
Office 1	871 sq ft	81 sq m
Office 2	1,959 sq ft	182 sq m

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## EXCELLENT AMENITIES WITHIN A SHORT WALK.

For eating, drinking and entertaining Battersea Power Station and the local shops, bars and restaurants offers something for everyone. If you are looking for something a little quieter the 200 acres of green space at Battersea Park is only 5 minutes from your front door providing an oasis of calm to take a break for lunch or a run down the river.





**Amenities within a short walk of Ingate Works**

- Battersea Park
- The Masons Arms
- No.29 Power Station West
- Megan's
- Wright Bros.
- Tapas Brindisa
- Fiume
- Sendero
- Vagabond Wines
- Battersea General Store
- Archlight Cinema
- Battersea Brewery
- Tonkotsu
- Boom Cycle
- Cinnamon Kitchen
- Gordon Ramsay Street Pizza
- Sainsbury's

# INGATE WORKS BENEFITS FROM RAPID LINKS INTO VAUXHALL, VICTORIA AND WATERLOO. THE NEW NORTHERN EXTENSION OFFERS DIRECT AND EASY ACCESS TO THE UNDERGROUND NETWORK.



With the Northern Line extension now complete, connectivity has significantly improved. Battersea Power Station can be accessed within an 8 minute walk.



## By Underground from Battersea Power Station



(estimated minutes)

London Bridge	10
Bank	14
Canary Wharf	19
King's Cross	22

## By rail from Battersea Park



(minutes)

Victoria	4
Clapham Junction	4
Balham	10
West Croydon	28

## By rail from Queenstown Road



(minutes)

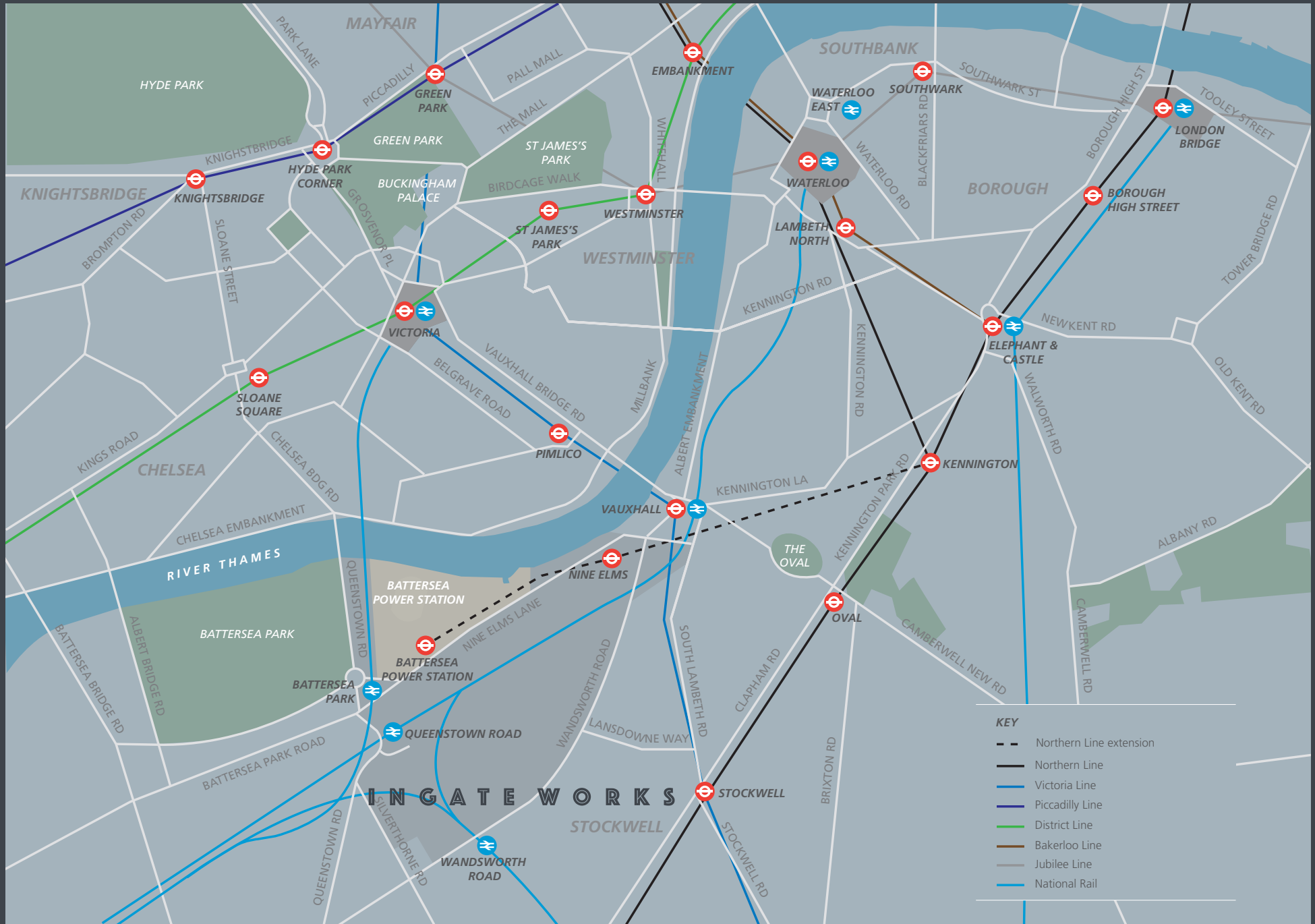
Vauxhall	3
Clapham Junction	3
Waterloo	9
Richmond	19
Wimbledon	20

## Walking time to stations from Ingate Works



(minutes)

Queenstown Road	1
Battersea Park	5
Battersea Power Station	8
Nine Elms	24
Vauxhall	30



- KEY**
- - - Northern Line extension
  - Northern Line
  - Victoria Line
  - Piccadilly Line
  - District Line
  - Bakerloo Line
  - Jubilee Line
  - National Rail

# INGATEWORKS

BATTERSEA LONDON SW8 3NS

[clowes-ingateworks.co.uk](http://clowes-ingateworks.co.uk)

**Available to let or for sale.**

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