

# INGATEWORKS

BATTERSEA

A NEW CONTEMPORARY OFFICE BUILDING OF 17,759 SQ FT (1,659 SQ M)

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

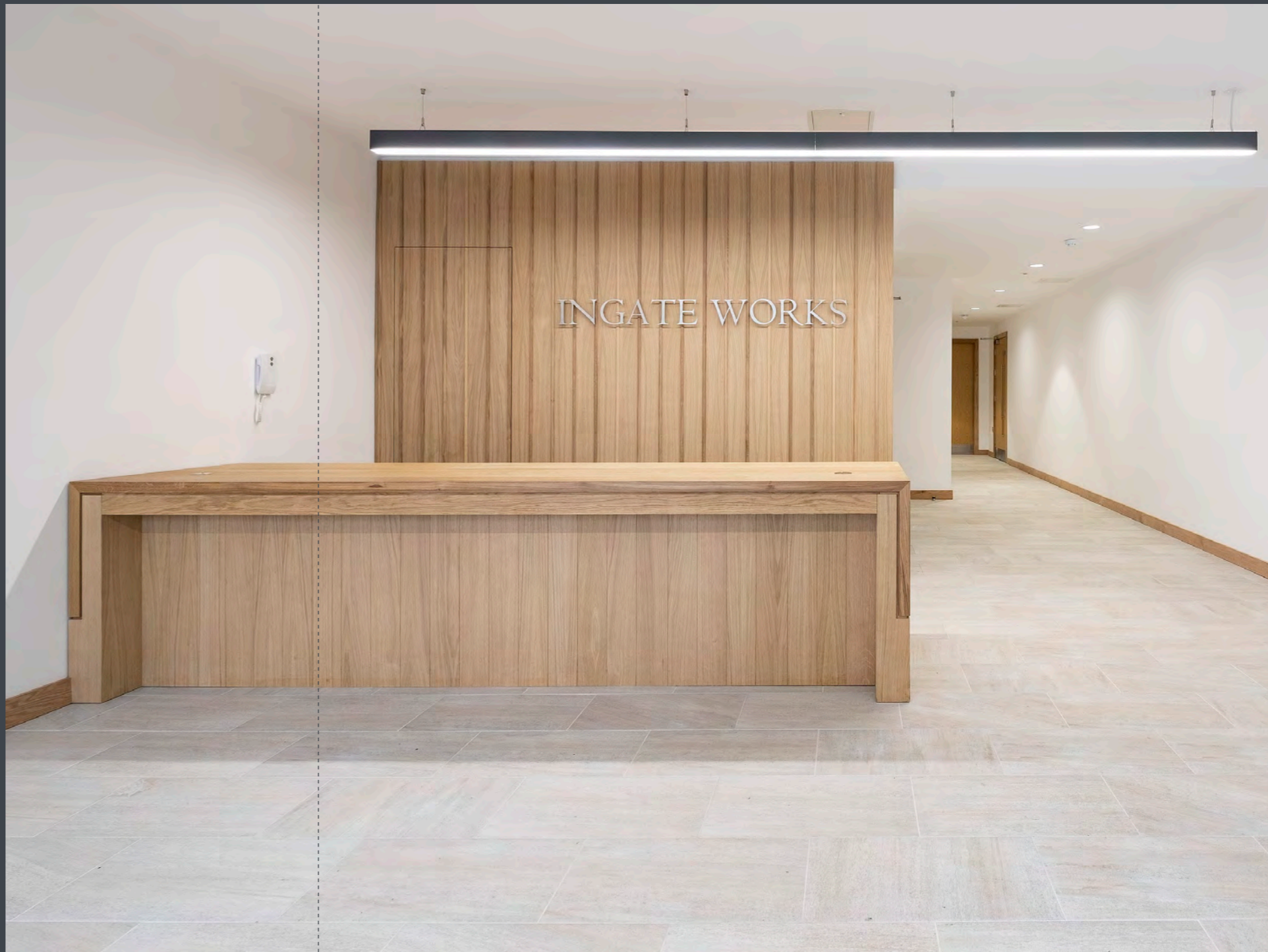
# INGATE WORKS

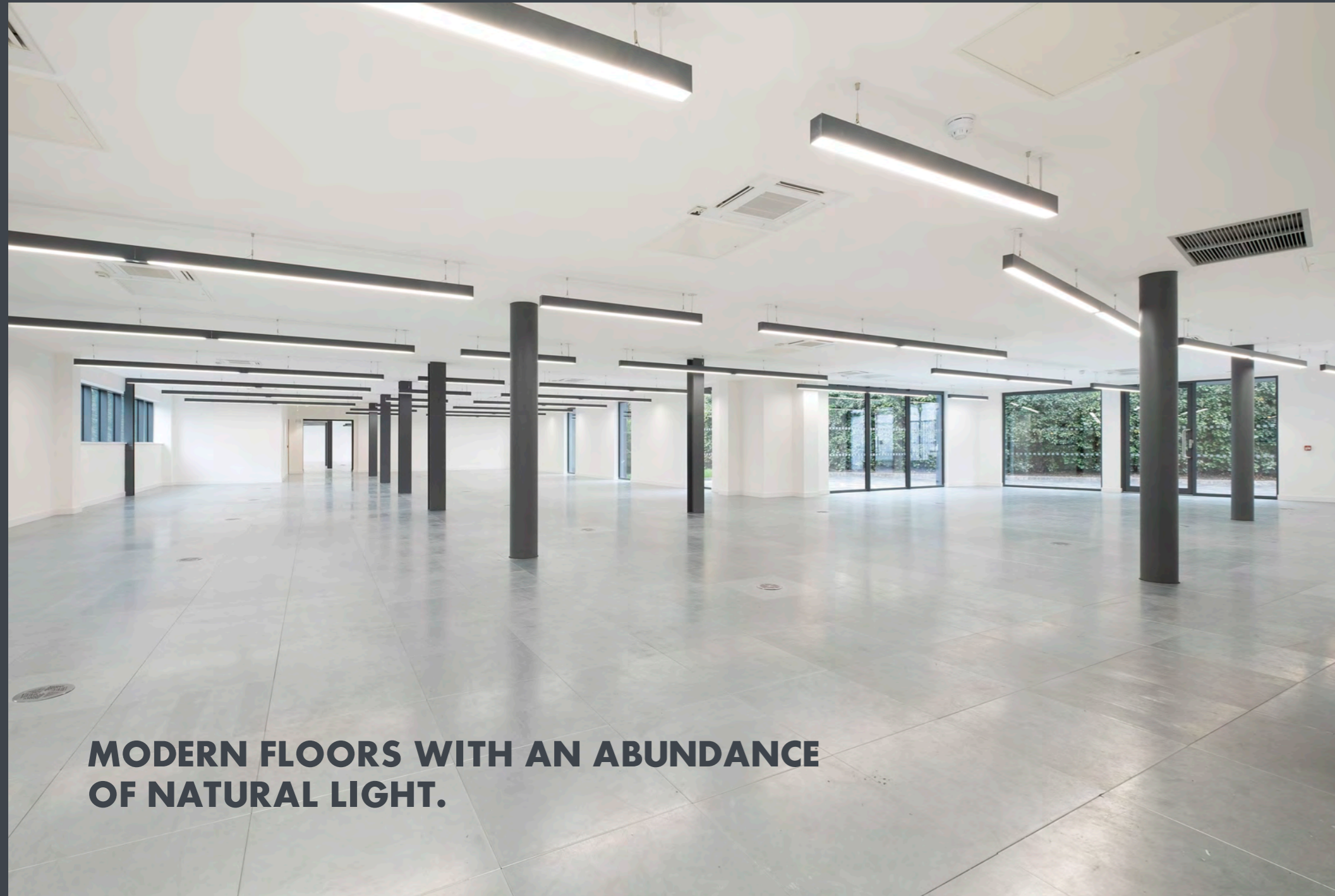
BATTERSEA LONDON SW8 3NS



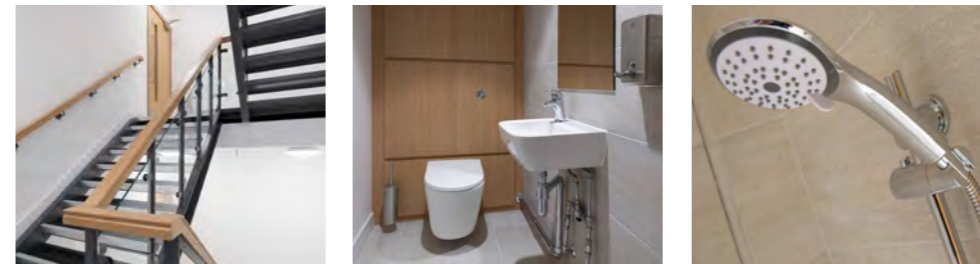
## INGATE WORKS OFFERS 17,759 SQ FT OF NEW CONTEMPORARY OFFICE SPACE OVER 4 FLOORS SITUATED WITHIN ITS OWN PRIVATE COURTYARD.

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.





**MODERN FLOORS WITH AN ABUNDANCE OF NATURAL LIGHT.**



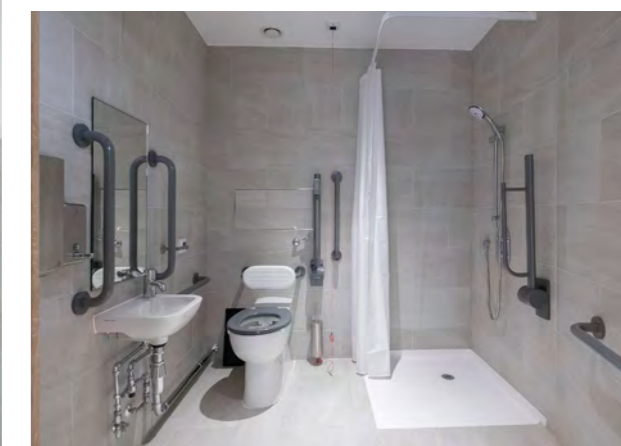
#### DESCRIPTION

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

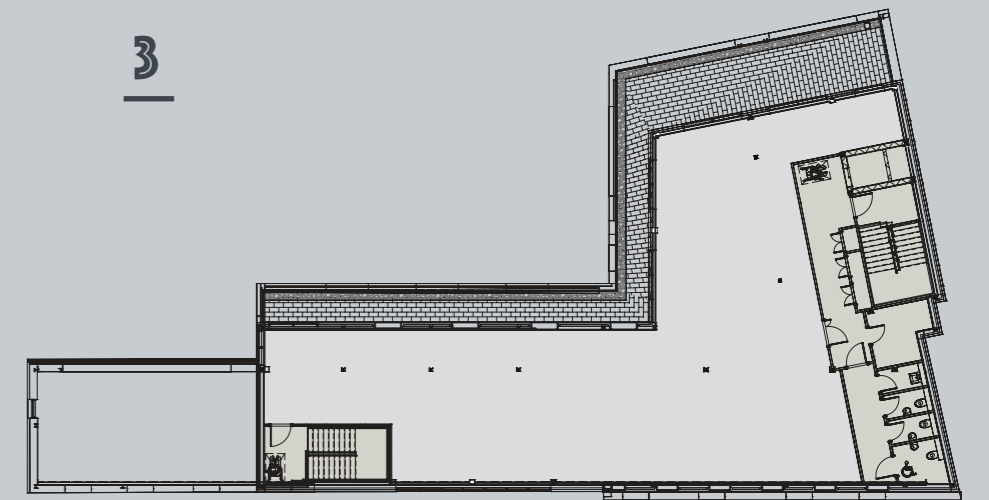
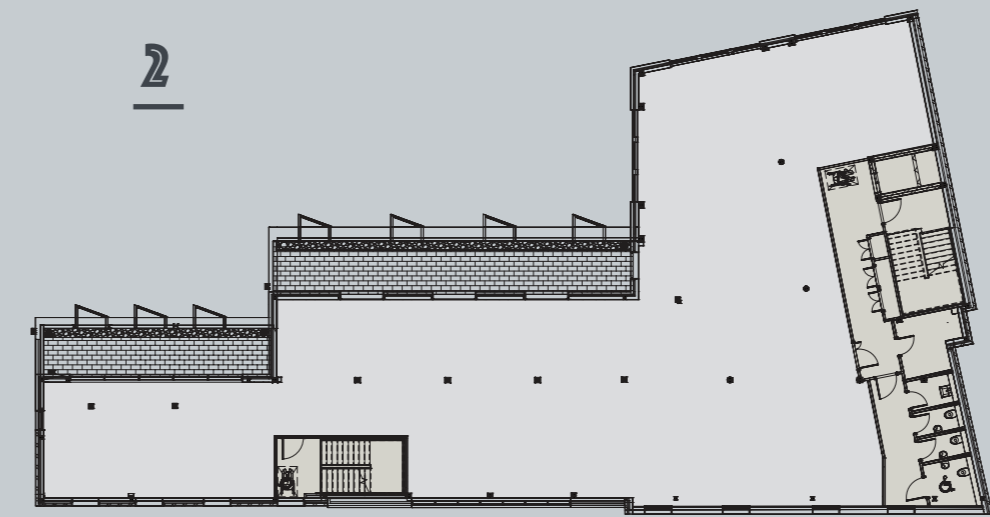
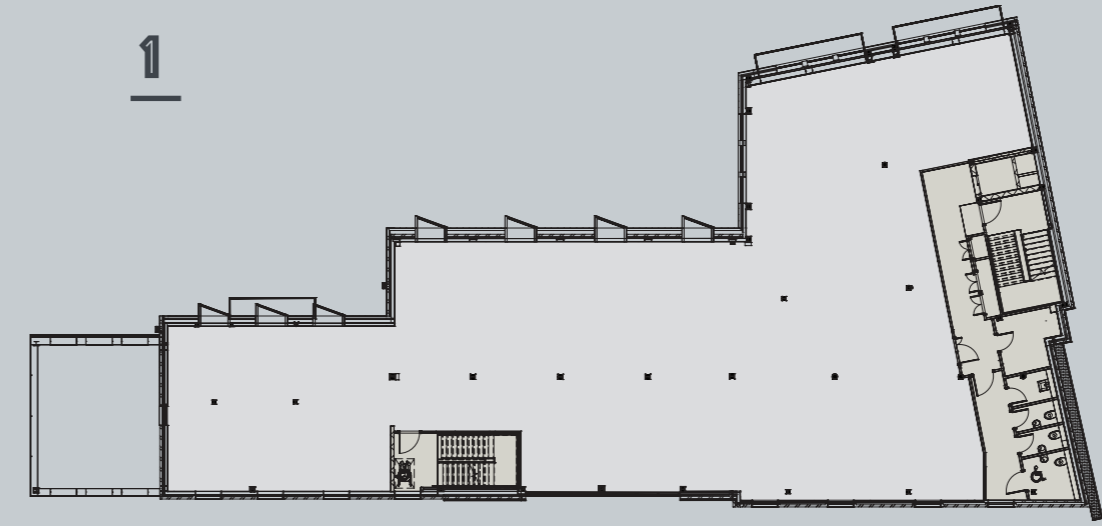
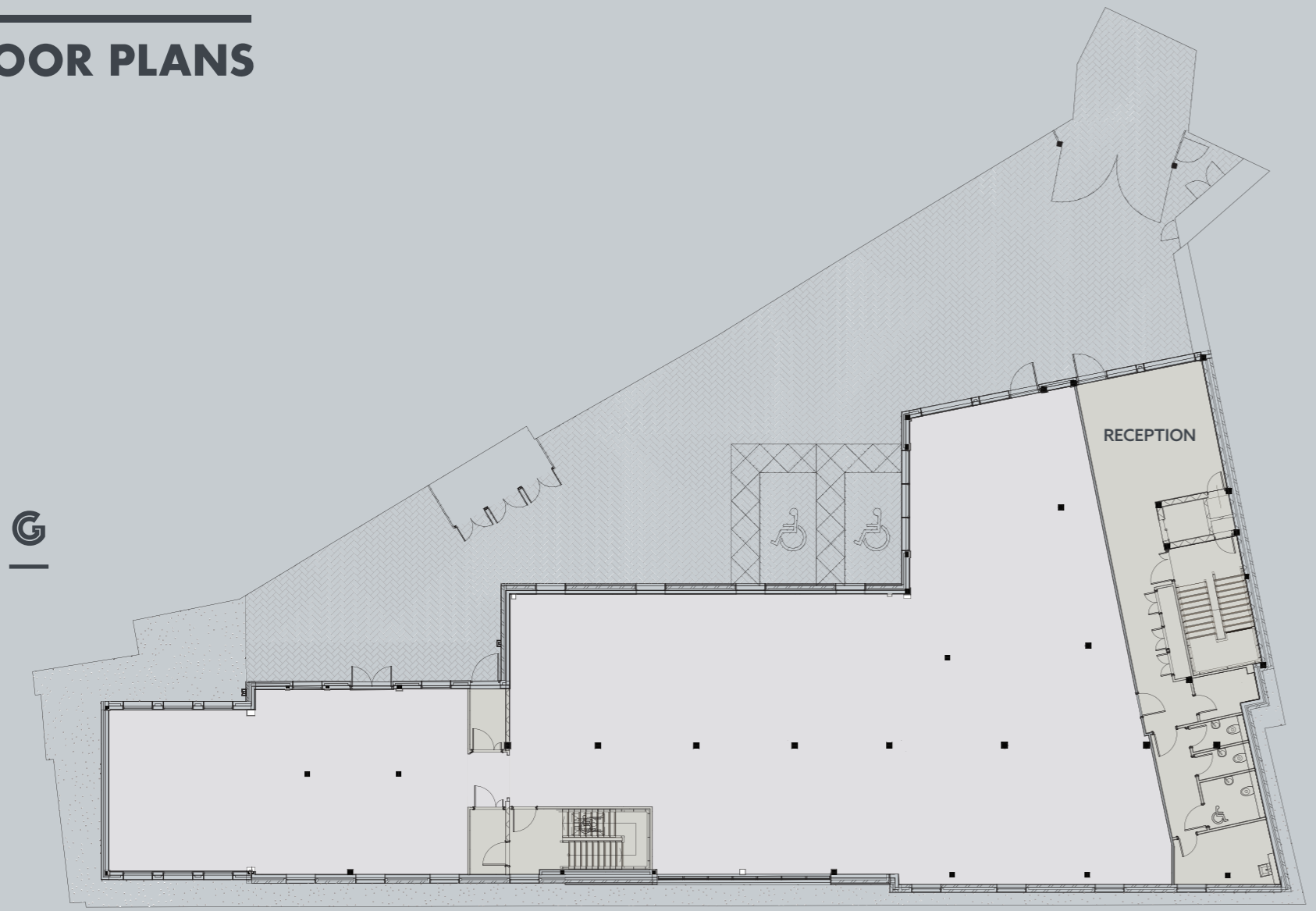
Exposed beams and suspended lighting will enhance the feeling of volume to create a flexible workspace.

#### SPECIFICATION

- Plasterboard ceilings
- LED lighting
- VRF air conditioning
- 150mm raised floors
- Passenger lift
- Showers
- Bicycle parking
- 2 car parking spaces
- 1:10 sq m occupancy



# FLOOR PLANS



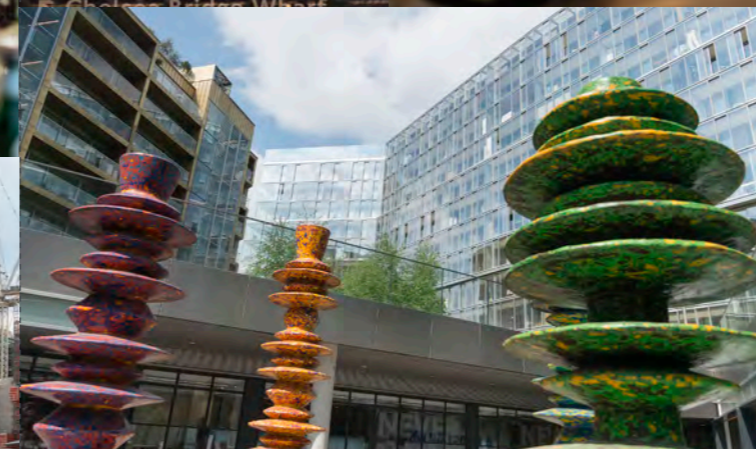
### FLOOR AREAS (Net Internal Areas)

|              |                     |                   |
|--------------|---------------------|-------------------|
| Third floor  | 2,863 sq ft         | 266 sq m          |
| Second floor | 4,467 sq ft         | 415 sq m          |
| First floor  | 5,295 sq ft         | 492 sq m          |
| Ground floor | 5,134 sq ft         | 477 sq m          |
| <b>Total</b> | <b>17,759 sq ft</b> | <b>1,650 sq m</b> |

Measurements are from plan. All areas will be measured upon completion.

## EXCELLENT AMENITIES WITHIN A SHORT WALK.

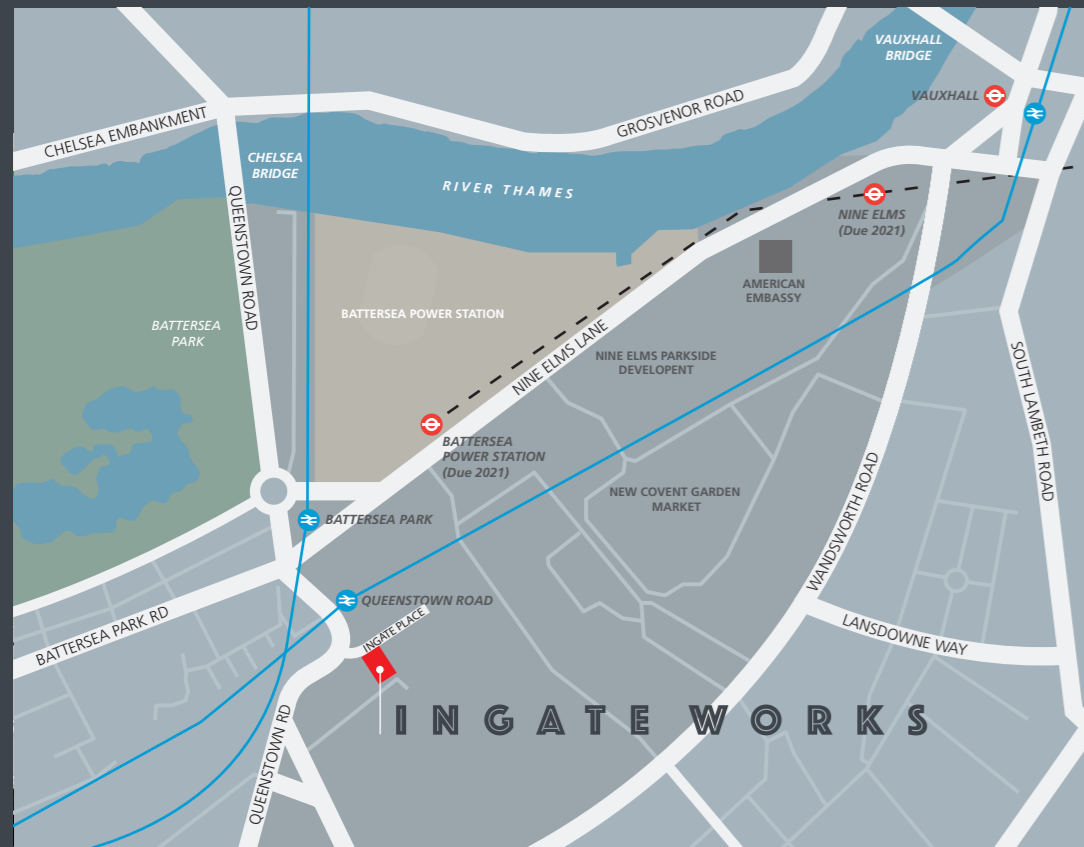
For eating, drinking and entertaining Battersea Power Station and the local shops, bars and restaurants offers something for everyone. If you are looking for something a little quieter the 200 acres of green space at Battersea Park is only 5 minutes from your front door providing a oasis of calm to take 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
- The Coffeworks Project
- Vagabond Wines
- Battersea General Store
- Archlight Cinema
- Battersea Brewery
- Tonkotsu
- Boom Cycle
- Cinnamon Kitchen
- Mother
- Sainsbury's (Opening 2019)

# WITH RAPID LINKS INTO VAUXHALL, VICTORIA AND WATERLOO, CENTRAL LONDON AND THE UNDERGROUND NETWORK IS WITHIN EASY REACH.



With the Northern Line extension due to open in 2021, the connectivity will further improve with the station at Battersea Power Station being within an 8 minute walk.

### By Underground from Battersea Power Station (Due 2021) (estimated minutes)

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

### By rail from Queenstown Road (minutes)

|                  |    |
|------------------|----|
| Vauxhall         | 3  |
| Clapham Junction | 3  |
| Waterloo         | 9  |
| Wimbledon        | 20 |

### By rail from Battersea Park (minutes)

|                  |    |
|------------------|----|
| Victoria         | 4  |
| Clapham Junction | 4  |
| Balham           | 10 |
| West Croydon     | 28 |

### 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 (2021)
- Northern Line
- Victoria Line
- Piccadilly Line
- District Line
- Bakerloo Line
- Jubilee Line
- National Rail

# INGATEWORKS

BATTERSEA LONDON SW8 3NS

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A development by



Available to let or for sale.

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