

# USP.

50 Electric Boulevard  
London SW11 8AL

**OFFICES TO RENT**

**10,445 - 103,167 SQ FT**

[50electricblvd.com/](http://50electricblvd.com/)

usp.london

020 3757 7777





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## Description

### PLUG INTO A NEW WORLD OF WORKING

Designed with smart-tech and sustainability at its heart, this new 200,000 sq ft office provides a flexible way of working to put the spark back into the workplace. It's a dynamic part of the re-energised Battersea Power Station, a new 42 acre district created for switched-on business, leisure and living.

Accessed directly off Electric Boulevard, the entrance to our concierge-style reception sits on an exciting new destination high street. The reception itself creates a warm welcome to your office space. The floors benefit from 2.82m floor to ceiling height with floor to ceiling windows creating an abundance of natural light and far-reaching views. All occupiers benefit from access to a communal roof terrace with panoramic views of South London, including Battersea Park, with the 3rd - 13th floors also benefiting from demised roof terraces.

In addition all occupiers will have access to the 'Light Box' a unique communal area where one can host private functions and communal activities. This fantastic double height space can host up to 240 guests. This is truly a one of a kind amenity within this best in class commercial property.





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## Accommodation

Floor	Availability	Area (sq ft)	Terrace (psf)
9th Floor	Available	15,881	187
8th Floor	Available	15,881	187
7th Floor	Available	15,881	187
6th Floor	Available	15,881	187
5th Floor	Available	15,881	187
2nd Floor	Available	12,565	
1st Floor	Available	11,197	

## Amenities

4 pipe fan coil air conditioning

2.82m floor to ceiling height

1:8 sqm occupancy

6 x 21 Passenger lifts

4,000 sq ft event space "Light Box"

Wiredscore/SmartScore/Well  
Platinum (anticipated)

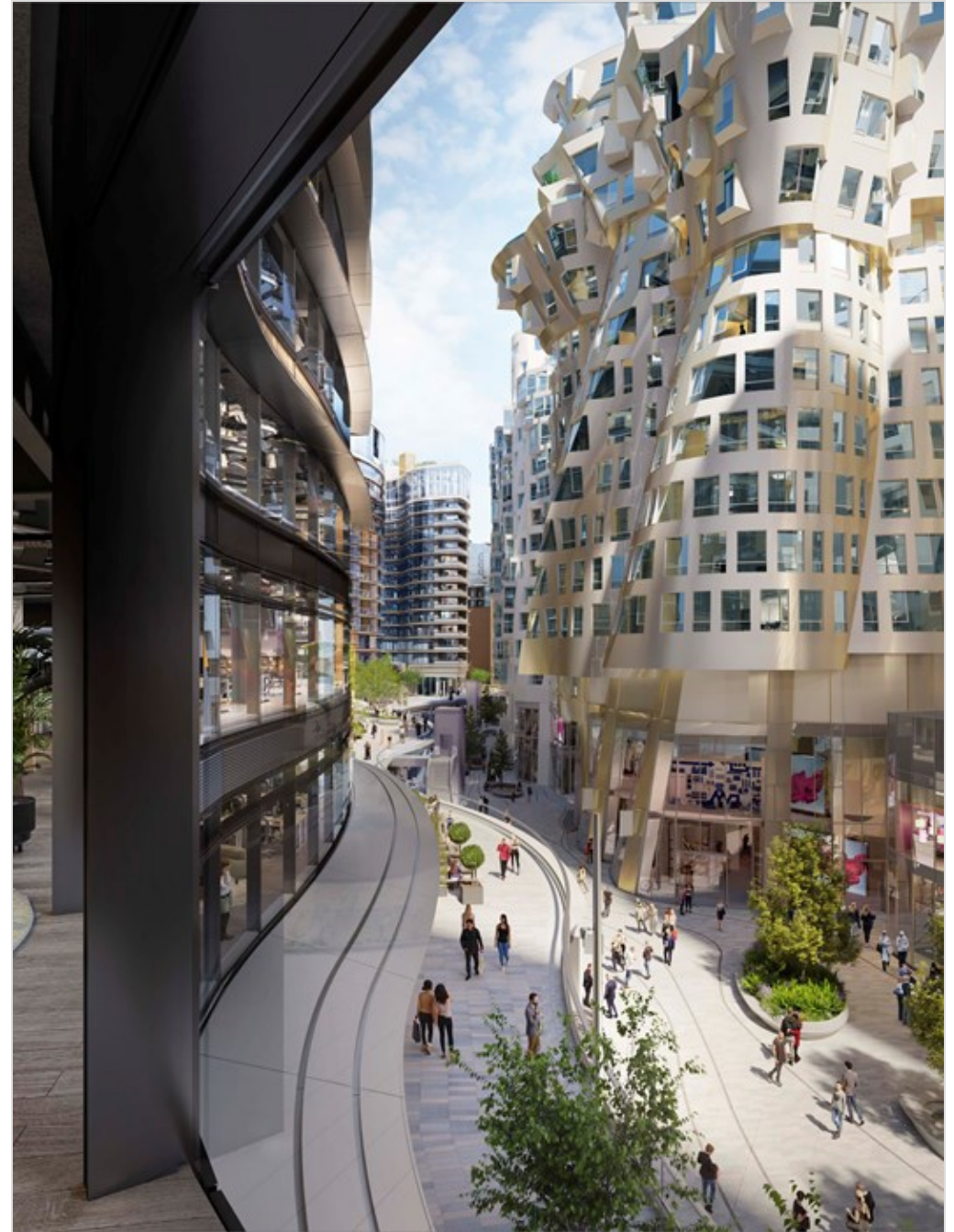
Openable windows

Metal tiled fully raised floor

319 Cycle racks & 325 lockers

6,800 sq ft of terracing

BREEAM Outstanding





## Location

London's new riverside destination has everything you need - you'll be spoiled for choice. Browse more than 150 shops, bars and restaurants. Feel the energy of onsite gyms and leisure spaces, then recharge your batteries in over 18 acres of open parks and play areas.

Battersea Park is a 200-acre green gem only a few minutes away. With its riverside paths, boating lakes, restaurants and sports facilities, this is yet another playground sitting on your doorstep.

The property is also located directly above the new Battersea Power Station, underground Station, providing exceptionally convenient access across central London. If that's not enough, Battersea Park 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.

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## Further Information

New lease(s) available direct from the landlord.

Rent	Service Charge
£67.50 - £82.50 per sq ft	£15.94 per sq ft

Rates  
c. £23.00 per sq ft

Mark Fisher  
USP London  
07899 895710  
markf@usp.london

Ben Fisher  
USP London  
07810 676168  
ben@usp.london

Scott Fisher  
USP London  
07890 572225  
scott@usp.london

Luke Hacking  
CBRE Limited  
020 7182 2169  
luke.hacking@cbre.com

### Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 01/09/2025