

# STEEL WORKS BATTERSEA LONDON SW11

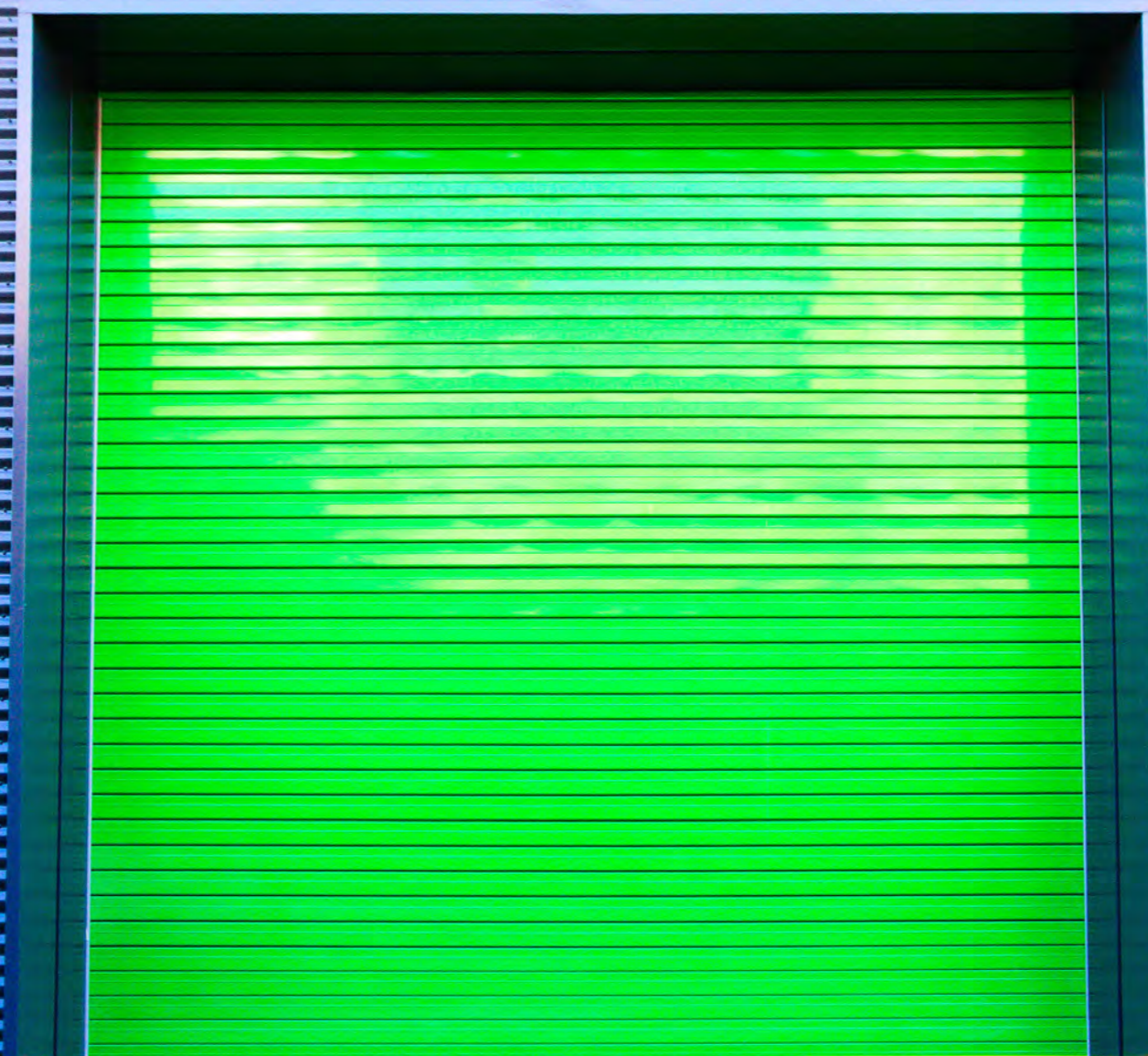
UP TO 31,512 SQ FT  
OF MODERN, PURPOSE-BUILT  
GRADE A INDUSTRIAL SPACE

**AVAILABLE NOW**

DELIVERED BY  
AVANTON:

STEEL WORKS  
BATTERSEA





## OVERVIEW

- 0 Steel Works Battersea is a purpose-built **best in class industrial space** offering **three Grade A Industrial Units totalling 31,512 sq ft.**
- 0 These units provide **multi-level logistics** space across ground, first and second floors for Class B8 (storage and distribution) and Class E(g)(ii)(iii) (light industrial).
- 0 Designed for a **wide range of occupiers** including option for ancillary office space.

**CULVERT COURT  
BATTERSEA  
LONDON, SW11 5AU**



**OPERATIONAL USE:**

**CLASS E USE:**

Mondays-Fridays 06.30 - 23.00  
Saturday-Sunday & Bank Holidays 06.30 - 20.00

**CLASS B8 USE:**

Mondays-Saturdays 24 hours  
Sundays & Bank Holidays 06.00 - 20.00

**KEY FEATURES**



SITE CAPACITY - 400KVA  
TENANTS SUPPLY (CAN BE  
INCREASED TO 800KVA)



SUPERIMPOSED  
LIVE LOAD:  
5.0KN/M2



GOODS LIFT  
2,000 KG OF  
WEIGHT LOADING



WC/  
SHOWER  
FACILITIES



8  
CAR  
PARKING



CYCLE  
STORAGE

**ESG CREDENTIALS**



135 PV PANELS (43.875  
KILOWATT PEAK TOTAL  
OUTPUT)

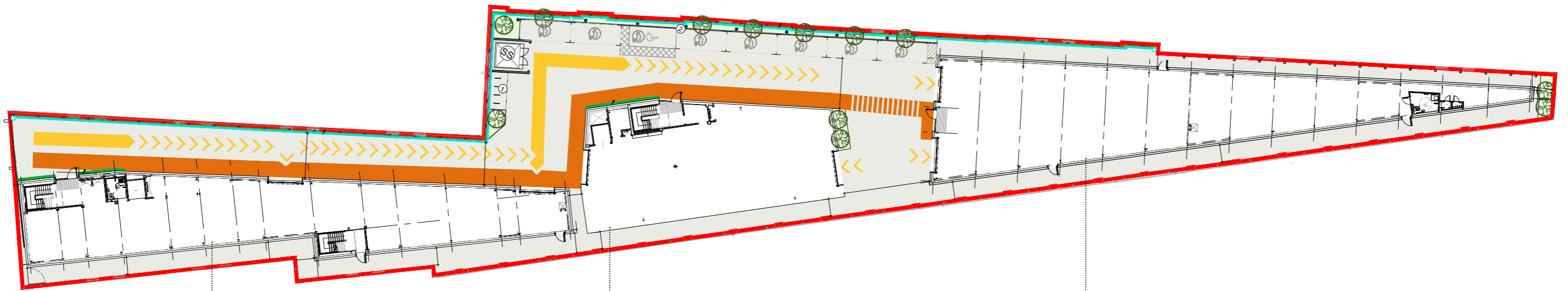


EV  
CHARGING



TARGET  
BREEAM RATING:  
OUTSTANDING

**SITE OVERVIEW**



BUILDING 3: CEILING HEIGHTS	
Ground Floor	5.32 metres

BUILDING 1: CEILING HEIGHTS	
Ground Floor	5.34 metres
First Floor	4.55 metres
Second Floor	3.3 metres

BUILDING 2: CEILING HEIGHTS	
Ground Floor	5.08 metres
First Floor	5.09 metres
Second Floor	3.64 metres

**KEY**

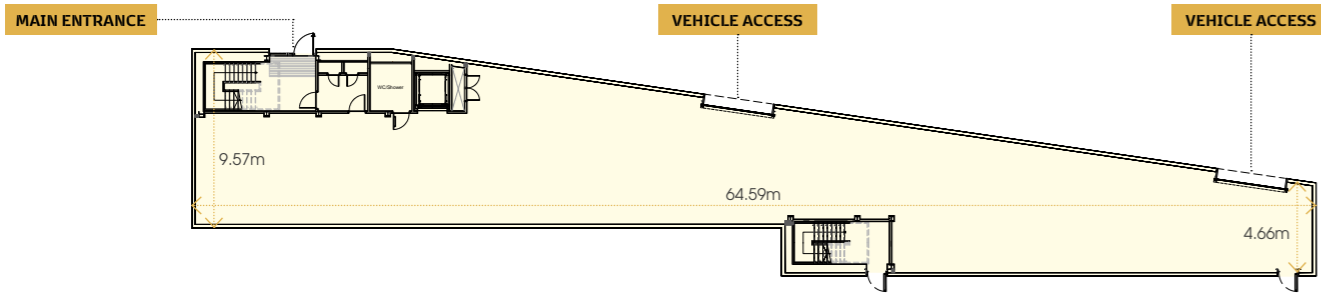
- SITE BOUNDARY (3,277M2 / 0.8 ACRES)
- GREEN WALL
- SOFT LANDSCAPING
- PERMEABLE TARMAC PAVING
- PAINTED ROAD MARKING
- PAINTED ROAD MARKING
- HORIZONTAL DRY RISER
- CYCLE PARKING SPACES
- ELECTRIC CAR CHARGING BOLLARDS
- SUBSTATION

For indicative purposes only.

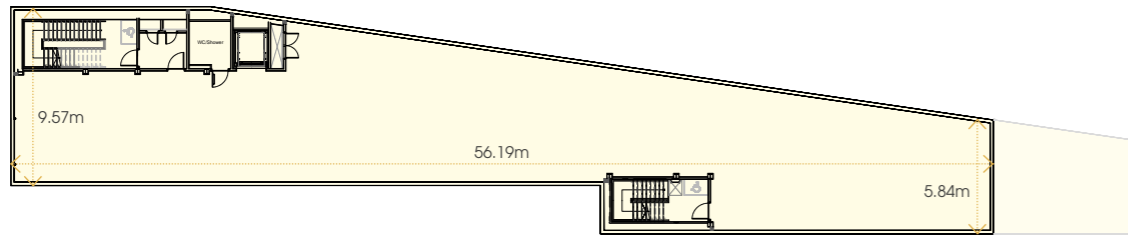
**PROPOSED FLOOR PLANS**

**BUILDING 1**

**PROPOSED  
GROUND FLOOR PLAN**



**PROPOSED  
FIRST FLOOR PLAN**



**PROPOSED  
SECOND FLOOR PLAN**

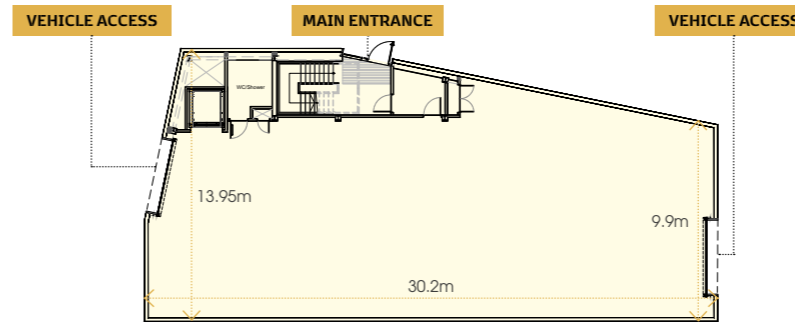


FLOOR	SIZE
Ground Floor	5,561 sq ft
First Floor	5,128 sq ft
Second Floor	2,106 sq ft
<b>Total</b>	<b>12,795 sq ft</b>

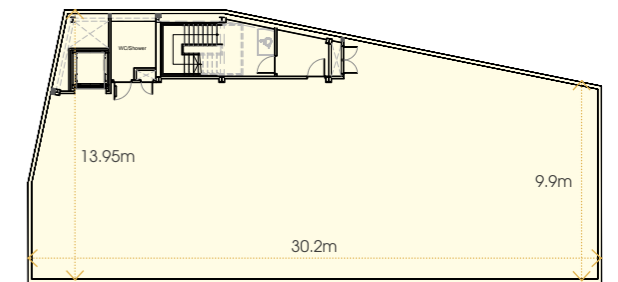
Plans can be flexible on layouts.

**BUILDING 2**

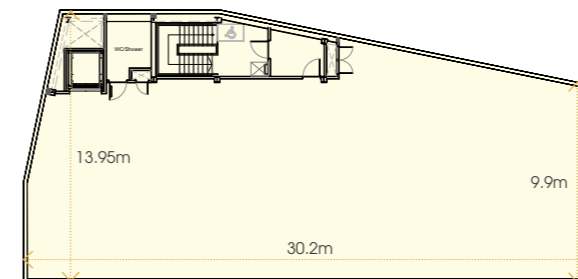
**PROPOSED  
GROUND FLOOR PLAN**



**PROPOSED  
FIRST FLOOR PLAN**



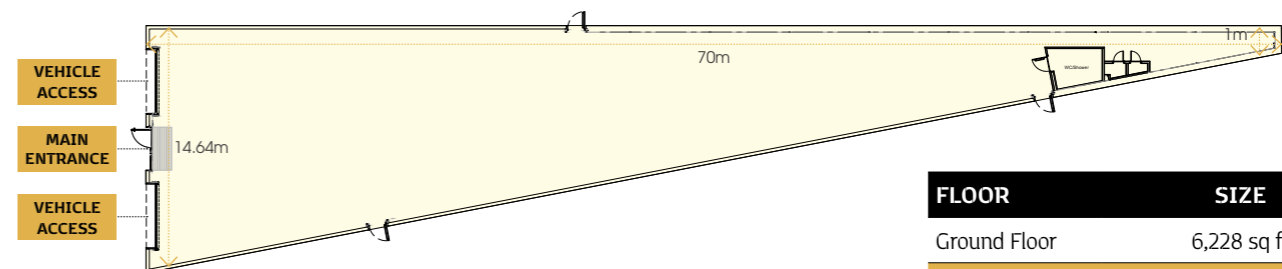
**PROPOSED  
SECOND FLOOR PLAN**



FLOOR	SIZE
Ground Floor	4,134 sq ft
First Floor	4,176 sq ft
Second Floor	4,179 sq ft
<b>Total</b>	<b>12,489 sq ft</b>

**BUILDING 3**

**PROPOSED  
GROUND FLOOR PLAN**



FLOOR	SIZE
Ground Floor	6,228 sq ft
<b>Total</b>	<b>6,228 sq ft</b>

## BUILDING 1, 2 & 3 - SPECIFICATION



- ▶ **External Cladding:** Euroclad cladding in Anthracite Grey for a modern, durable finish across all buildings
- ▶ **Interior Finishes:** Brilliant White internal walls and polished concrete flooring throughout, serrano coloured doors and black steel handrails
- ▶ **Structural Features:** Reinforced ground floor slab, high-performance insulation and fire-resistant materials
- ▶ **Windows:** Building 1 features a large, energy-efficient window on the first floor with Luminous Green frame
- ▶ **Sustainability:**
  - ▶ 135 PV Panels across the site (43.875-Kilowatt Peak Total Output)
  - ▶ Green roofs on Buildings 1 & 3
  - ▶ Green walls including full facade green wall on Building 1 & 2
  - ▶ 8 car parking spaces with 3 EV charging points
- ▶ Dedicated cycle storage
- ▶ Hedgehog and bat boxes to support a BREEAM Outstanding rating
- ▶ **Lift Access:** Two 2000kg weight of goods lifts in Buildings 1 & 2
- ▶ **Security:** 24/7 CCTV surveillance and secure access
- ▶ **Grounds:** Gravel margin zone and concrete edging surrounding the site
- ▶ **Bathrooms (Fully accessible, on each floor of all buildings):**
  - ▶ Doc M compliant showers and sequential basin mixer taps for precise control
  - ▶ Satin stainless steel grab rails, L-shaped shower curtain rail and weighted shower curtains for added durability and ease of use
  - ▶ Shower seat and ring-only toilet seat for practicality

VEHICLE ACCESS PLAN



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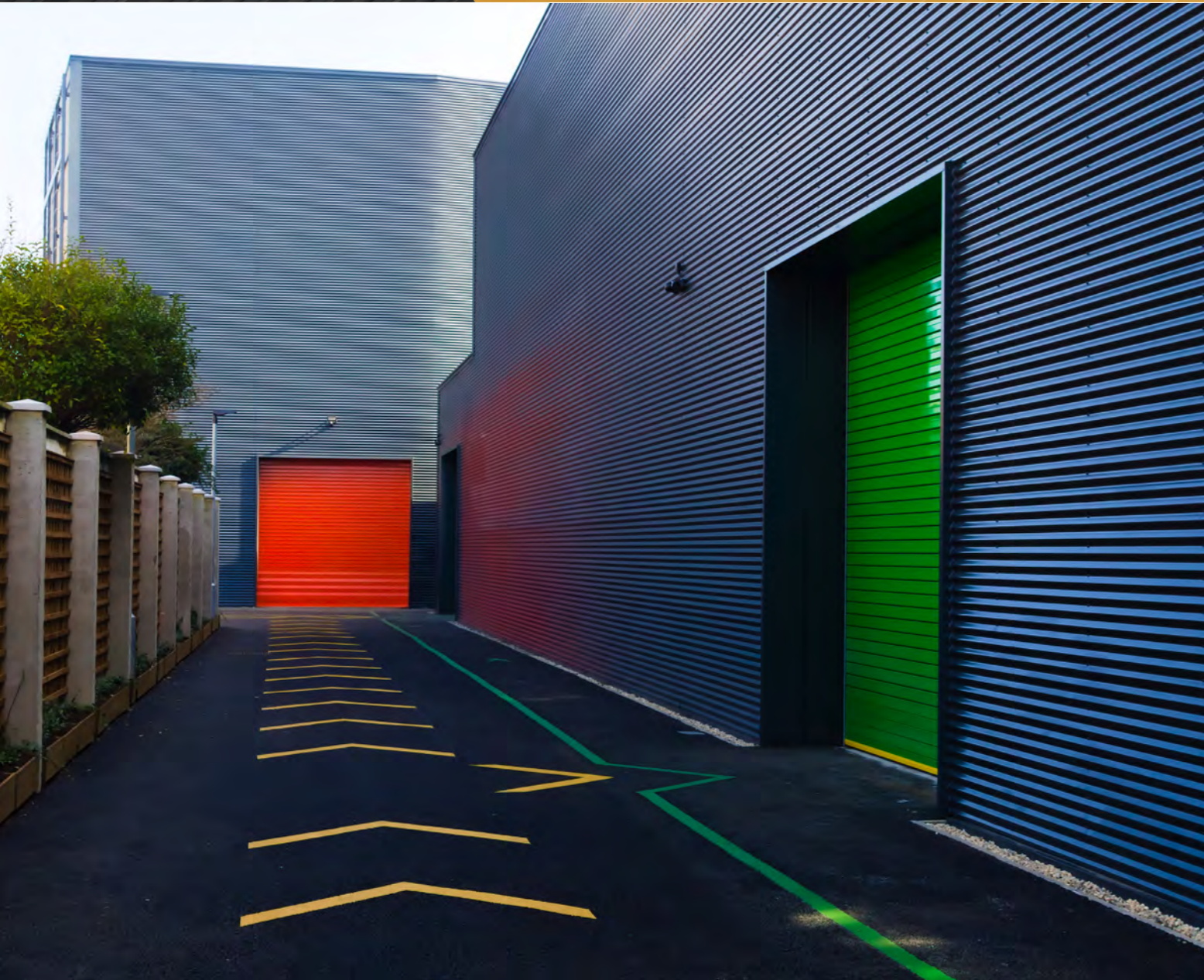
GALLERY

STEEL WORKS  
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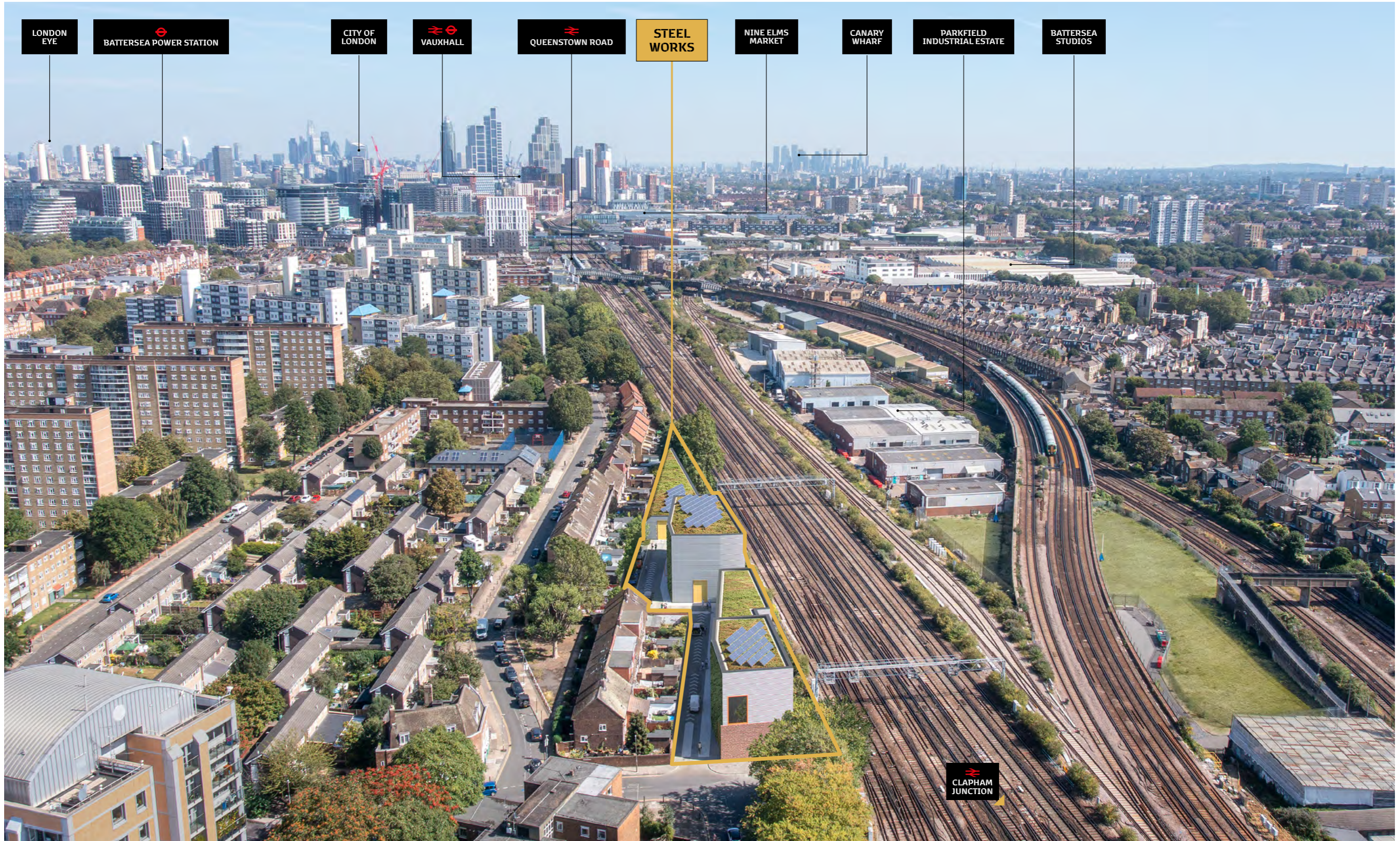


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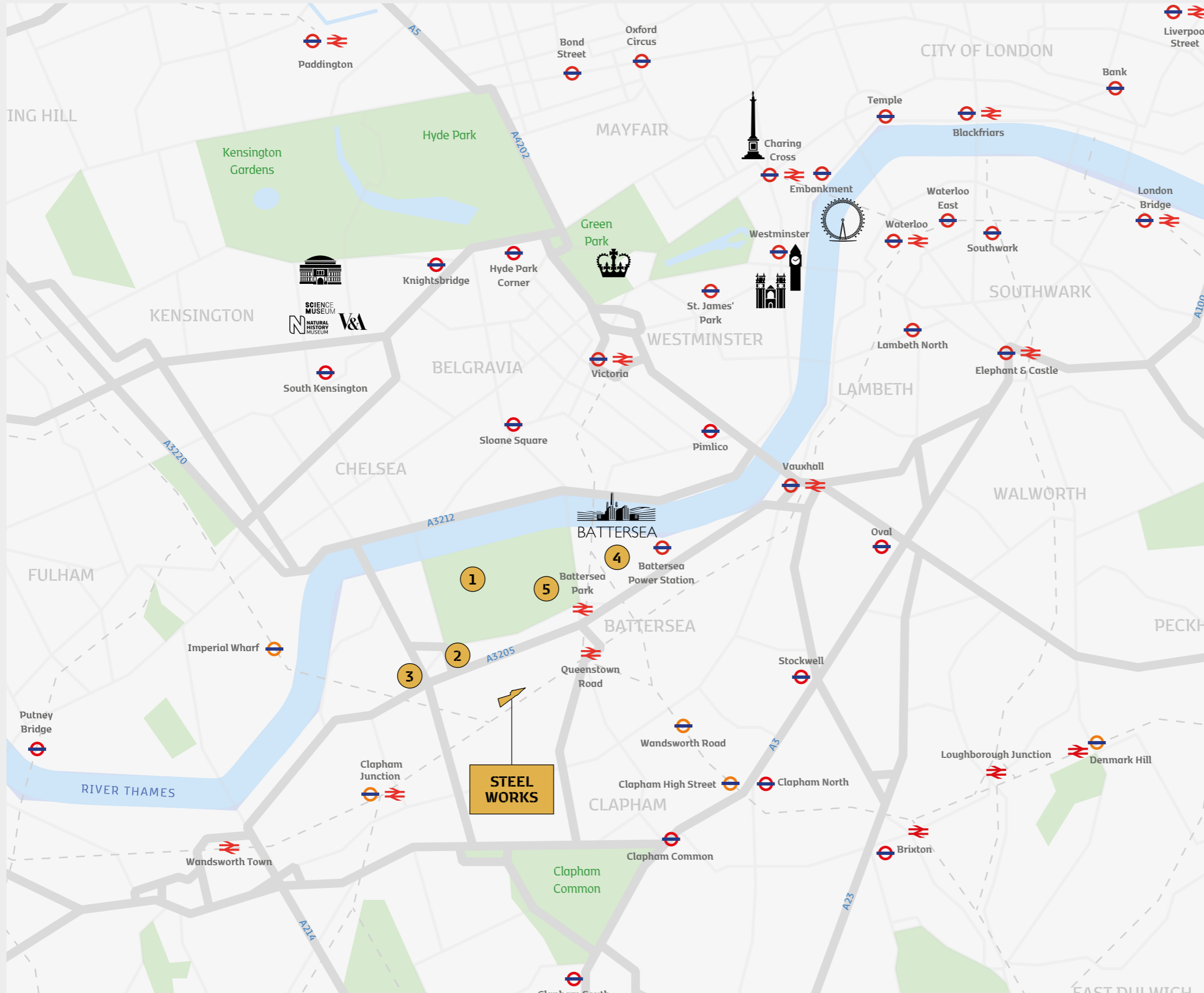
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Site outline for indicative purposes only.

CGI image for illustrative purposes only.



**LOCATION**

Steel Works is located in Battersea, which is in the heart of South West London.

Main access into Central London and the local areas is from A3205 (Battersea Park Road), further access centrally occurs via the Albert Bridge and Chelsea Bridge.

In addition to this local transport can be achieved from Clapham Junction, Queenstown Road train station and Battersea Power Station Underground station. These are all within a short walk of the subject site.



**BUS ROUTES**

Battersea is extremely well located with regards to transport hubs. These various routes run along A3205 and provide constant and 24/7 access.

- 344** Liverpool Street – Clapham Junction
- 44** Victoria – Wandsworth
- 137** Marble Arch – Streatham Hill
- 452** Ladbroke Grove – Vauxhall Bus Station



**AMENITIES**

- 1** Battersea Park
- 2** The Lighthouse
- 3** The Latchmere
- 4** Battersea Power Station
- 5** Pear Tree Café



## CONTACTS

For further information including arrangement for an inspection, please contact:



**Zach Heppner-Logan**  
07787 221 412  
zach.heppner-logan@realestate.bnpparibas

**Iolo Morgan**  
07471 227 336  
iolo.morgan@realestate.bnpparibas



**Alex Lowry**  
07801 966 825  
alex@cfcommercial.co.uk



**Andrew Hughes**  
07747 626 657  
andrew.hughes@levyrealestate.co.uk

**Henry Newland**  
07443 530 151  
henry.newland@levyrealestate.co.uk

**Catherine Johnson**  
07386 740 192  
catherine@cfcommercial.co.uk