

The Courtyard

36 Battersea Square



Up to 32,000 sq ft of warehouse workspace available

Contemporary workspace in the heart of Battersea, centred around a distinctive and beautifully landscaped courtyard. Arranged over four floors, the building showcases striking industrial architecture reimaged for the 21st century.

NEWLY REFURBISHED

COMMUNAL COURTYARD | CGI, INDICATIVE ONLY

COMMUNAL
COURTYARD

CGI, INDICATIVE ONLY





An established & characterful village

Sat at the heart of Battersea Square, one of South-West London's most characterful village settings. Surrounded by period architecture, landscaped public space and independent cafés and restaurants.

Battersea has transformed into a major business and lifestyle destination, boosted by the nearby Battersea Power Station development with its retail, leisure and office space. Proximity to the River Thames and generous green spaces further enhances its appeal for occupiers and employees.

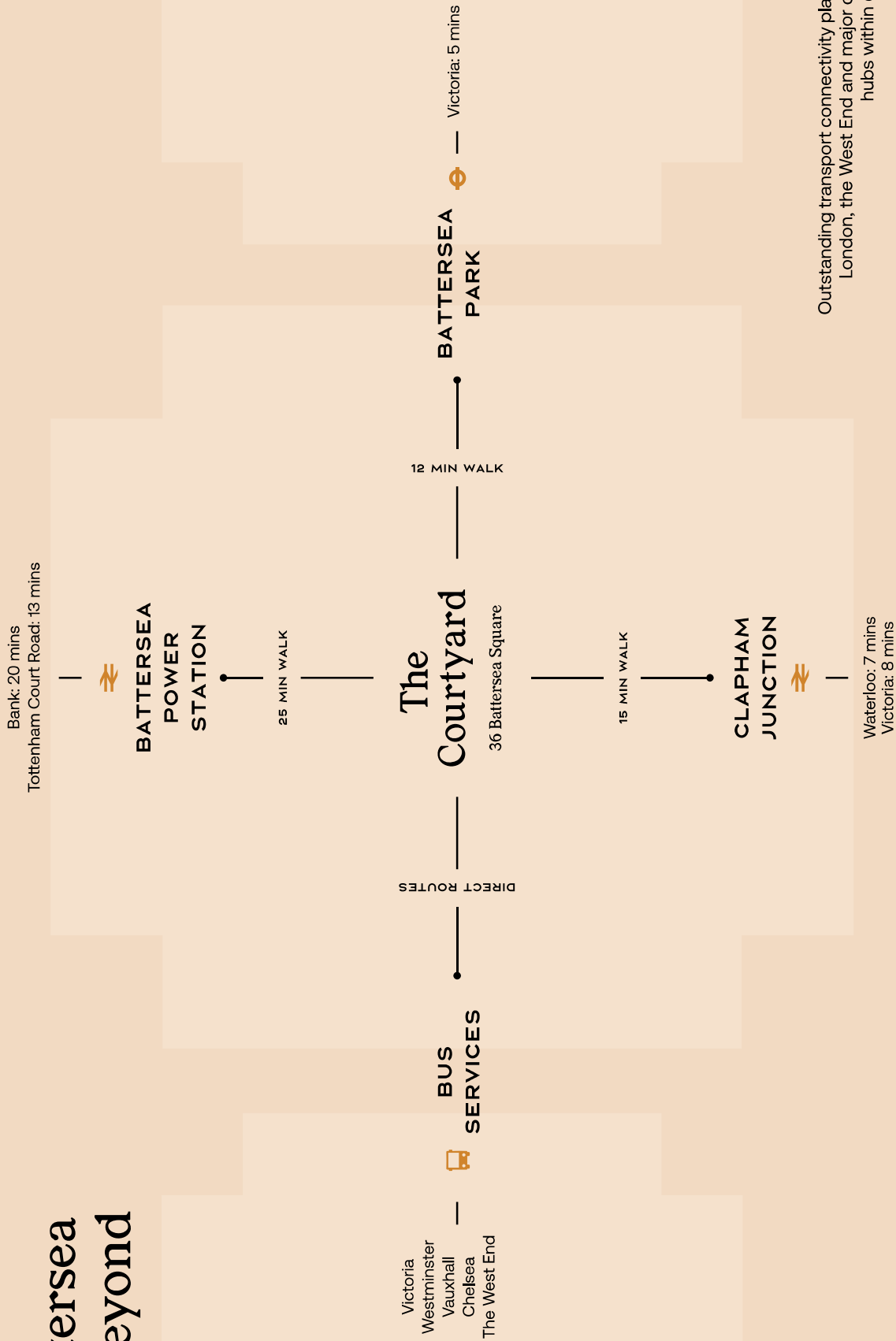
1	GAIL'S BAKERY	2	CLOTHES KARE DRY CLEANING
3	ASPEN & MEURSAULT	4	LAB FOR GENTLEMEN
5	SUZETTE	6	VICARAGE GARDENS
7	MAZAR	8	MELANZANA
9	BATTERSEA RICKSHAW	10	FRED WELLS GARDENS
11	VINOS Y LICORES	12	THE WOODMAN PUB

A curated managed estate

The Courtyard forms part of a managed and curated estate with a long-term strategic view. The building forms the centrepiece of a significant holding around Battersea Square and builds on the strong community which is a crucial part of this sought-after, affluent London neighbourhood.



Battersea & beyond





OFFICE FIT OUT

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Exposed brickwork, restored steel windows and exposed joisted ceilings throughout. Seamlessly blending heritage character with modern technology.

80



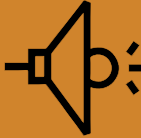
BIKE RACKS

ONE



PASSENGER LIFT

INDUSTRIAL



LIGHTING

SHOWER



FACILITIES

EXPOSED



SERVICES

AIR CON



SYSTEM

Industrial roots

EPC



RATING

COMMUNAL



COURTYARD

CAFE



FACILITIES

RAISED



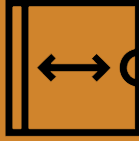
FLOORS

MANAGED



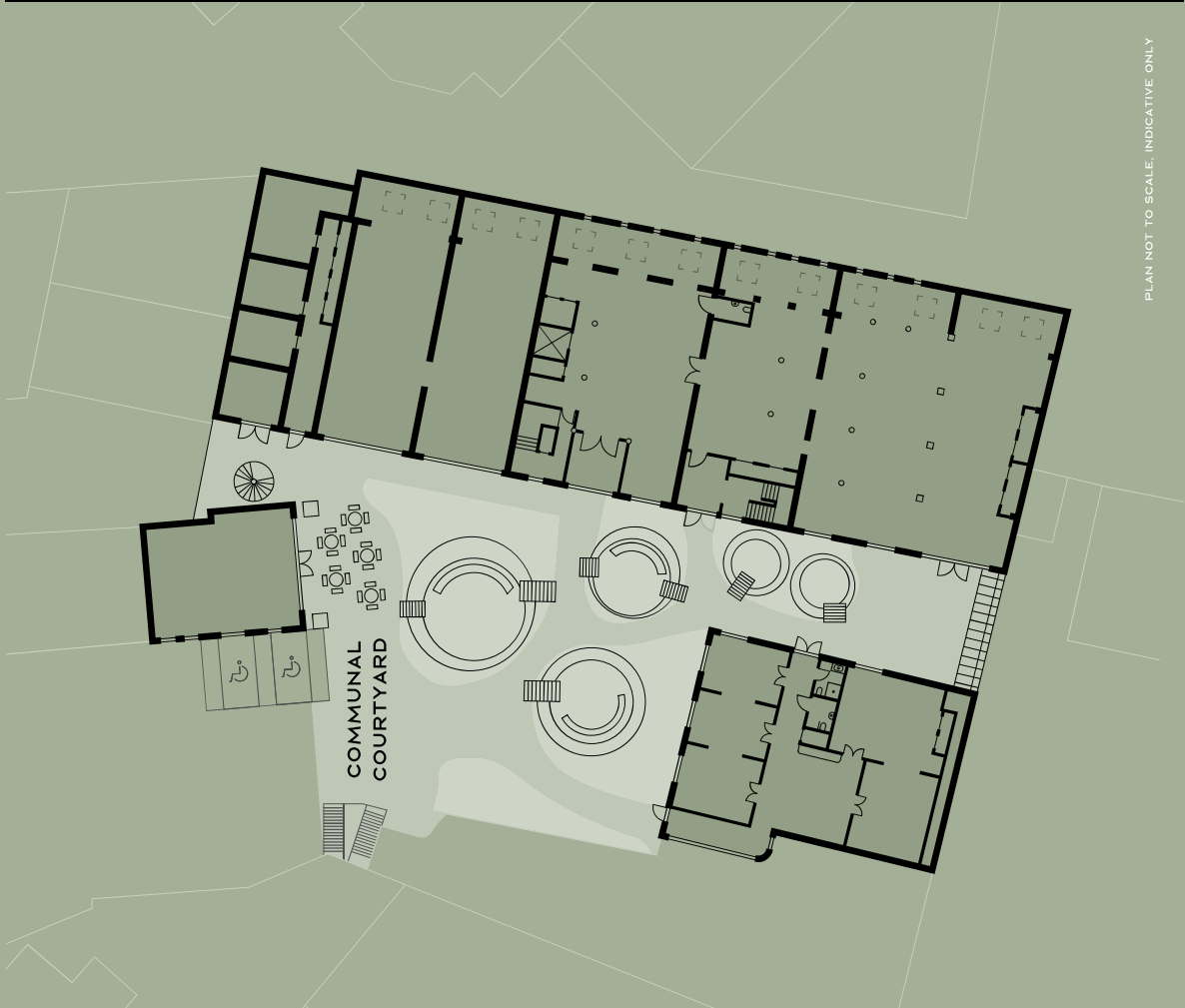
RECEPTION

2.7M+ FLOOR TO



CEILING HEIGHT

Modern performance



PLAN NOT TO SCALE, INDICATIVE ONLY

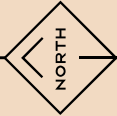
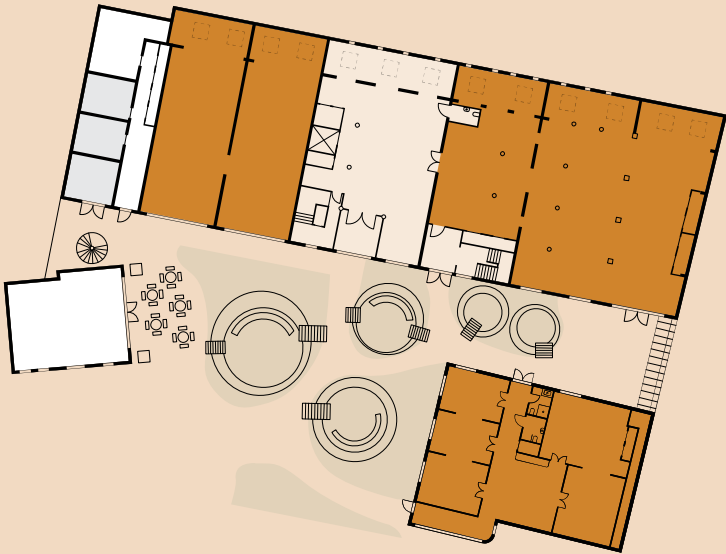
Space with character

INTERNAL	GIA SQ FT (SQ M)	NIA SQ FT (SQ M)
GROUND	11,863 (1102.1)	10,092 (937.6)
FIRST	9,650 (896.5)	8,102 (752.7)
SECOND	5,221 (485.1)	3,983 (370)
THIRD	5,205 (438.6)	3,399 (315.8)
TOTAL	31,939 (2,922.3)	25,576 (2,376.1)

EXTERNAL	NIA SQ FT (SQ M)	GIA SQ FT (SQ M)
COURTYARD	N/A	8,794 (817)

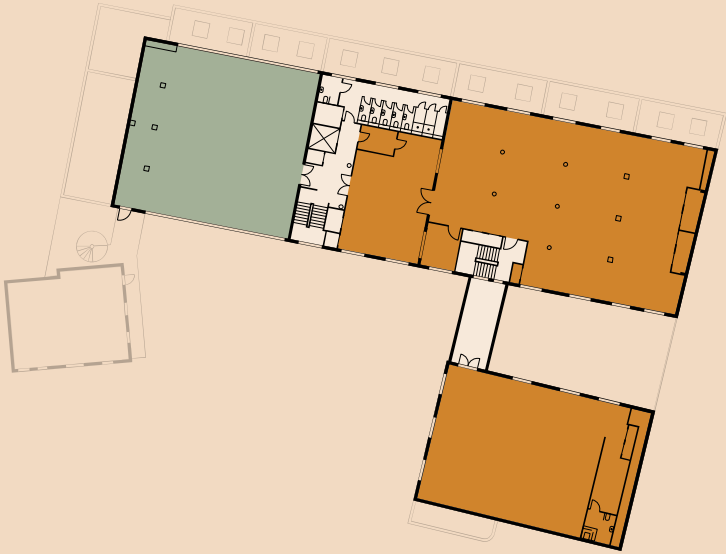
*PLEASE NOTE THESE SIZES ARE APPROXIMATE.

Ground floor



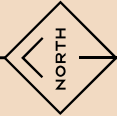
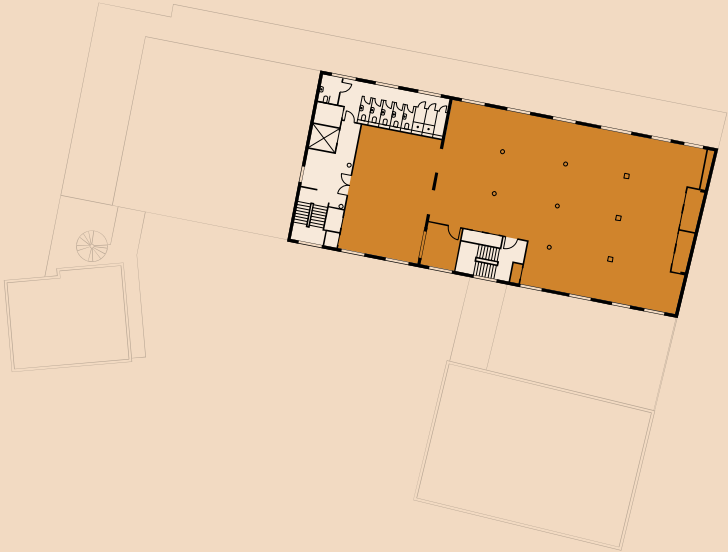
	GIA SQ FT (SQ M)	NIA SQ FT (SQ M)
OFFICE SPACE	9,805 (910.9)	8,527 (792.1)
RECEPTION	2,058 (191.2)	1,565 (145.4)
CAFE	580 (53.9)	580 (53.9)

First floor



	GIA SQ FT (SQ M)	NIA SQ FT (SQ M)
OFFICE SPACE	9,650 (896.5)	5,817 (540.5)
OFFICE / EVENT SPACE		2,282 (212.2)

Second floor

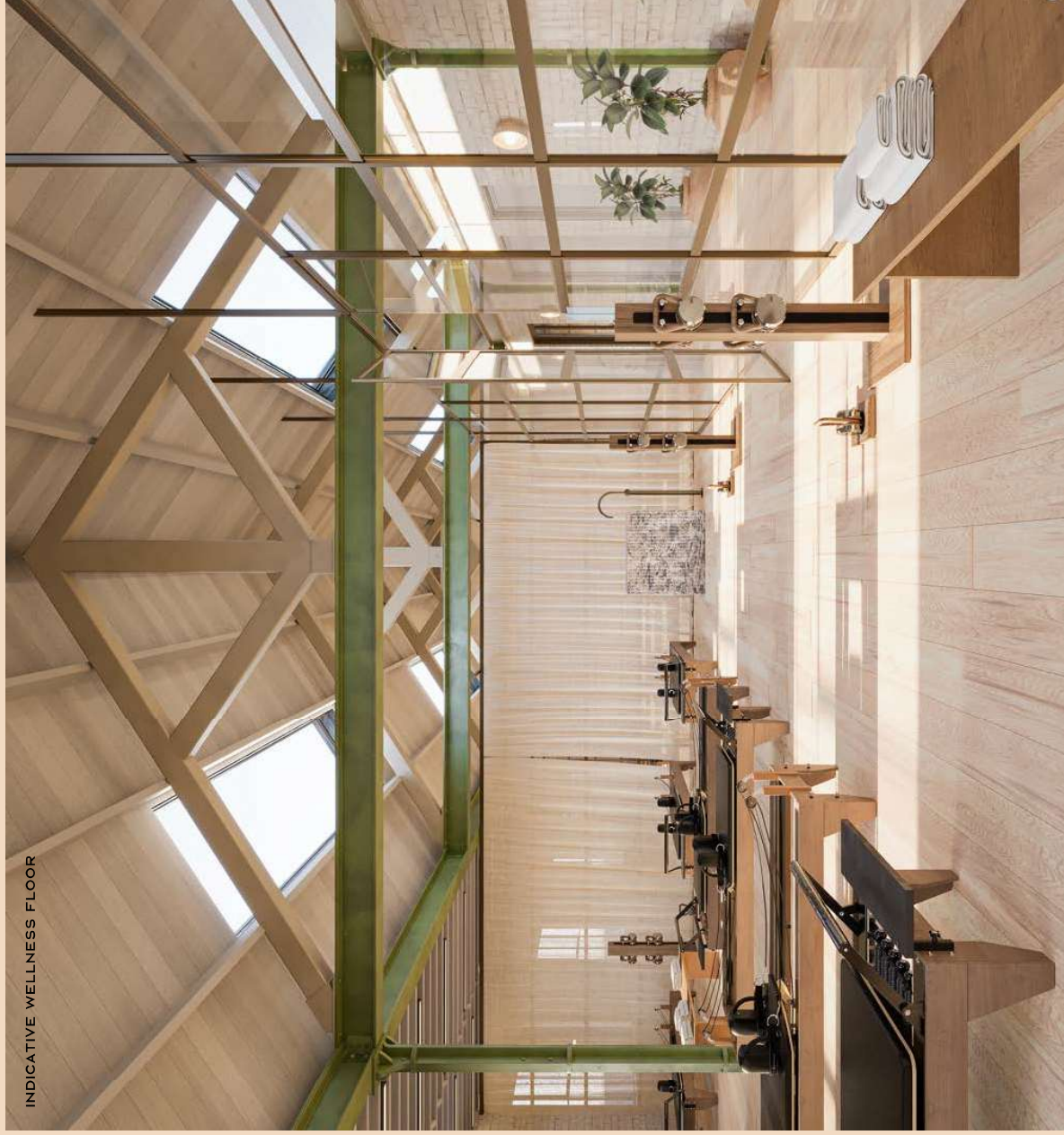


	GIA SQ FT (SQ M)	NIA SQ FT (SQ M)
● OFFICE SPACE	5,221 (485.1)	3,983 (370)

Third floor



	GIA SQ FT (SQ M)	NIA SQ FT (SQ M)
● OFFICE / WELLNESS SPACE	5,205 (483.6)	3,399 (315.8)





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