



# A Way of Life

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High Quality  
Period Offices with  
Contemporary  
Finishes in a  
Private Gated  
Development

**6,393 sq ft**

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**GARDEN HOUSE**

BATTERSEA PARK ROAD | LONDON SW8 4BG



# Garden House is more than just a building.

## It's an attitude. A way of life.

This architecturally fascinating former school (which also featured in a film starring Peter Sellers) is being transformed by Sapcote's to create superb space in one of London's buzziest districts.

Inside the gated courtyard you'll find an eye catching mixture of period features, contemporary finishes and wide open workspaces. Outside you can choose between the vibe of cafes, bars and restaurants or the tranquility and restorative powers of green space and riverside walks. The iconic Battersea Power Station provides an inspirational backdrop - or just a useful landmark.

Garden House captures the essence of 21st century working. Wake up to the endless possibilities and enjoy some Parklife.

Garden House is located only 3 minutes from the A3/A205 South Circular and 1 minute from Battersea Park Railway Station. Buses from Battersea Park Road will whizz you to London Victoria or London Waterloo in under 10 minutes.

Queenstown Road station is within easy walking distance providing direct connections to Guildford and Waterloo Station and the new Battersea Park tube Station is only a 6 minute walk.

Creativity surrounds you in Garden House. Walk through the glass entrance and into the reception area and you'll immediately feel you're somewhere special.

Natural light floods into the building through huge Victorian windows and filters down via mezzanine floors. The interior bears the signature of our award winning interior designer and provides truly inspiring places to work.

Rich colours and mahogany finishes add to the buildings character. At 6393sqft the property is suitable for a wide range of businesses and has been finished applying Sapcote's usual careful consideration for future use. In addition, there is secure gated parking for 9 spaces and a daytime on site caretaker Monday to Friday.





# 6 mins from Battersea Park Tube Station which puts you in the City in less than 10 mins



WESTMINSTER

BIG BEN

CITY OF LONDON

CANARY WHARF

VAUXHALL BRIDGE

BATTERSEA POWER STATION

COVENT GARDEN MARKET

NINE ELMS MARKET

 BATTERSEA POWER STATION

BATTERSEA DOGS & CAT HOME

THE GYM GROUP

PRINCE OF WALES DRIVE

A3205 BATTERSEA PARK ROAD



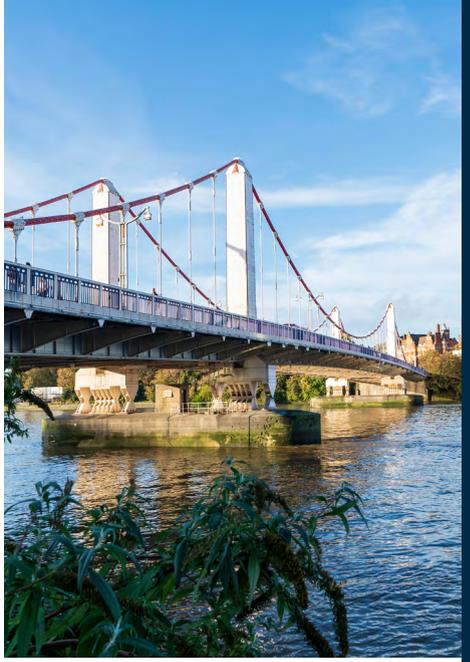
 BATTERSEA PARK

  BATTERSEA PARK STATION

 QUEENSTOWN RD STATION (200 METRES) 







# Connectivity

Battersea Power Station is now on the Northern line, linking to all of London.

# 92%

of the capital's Underground stations are accessible with just one change

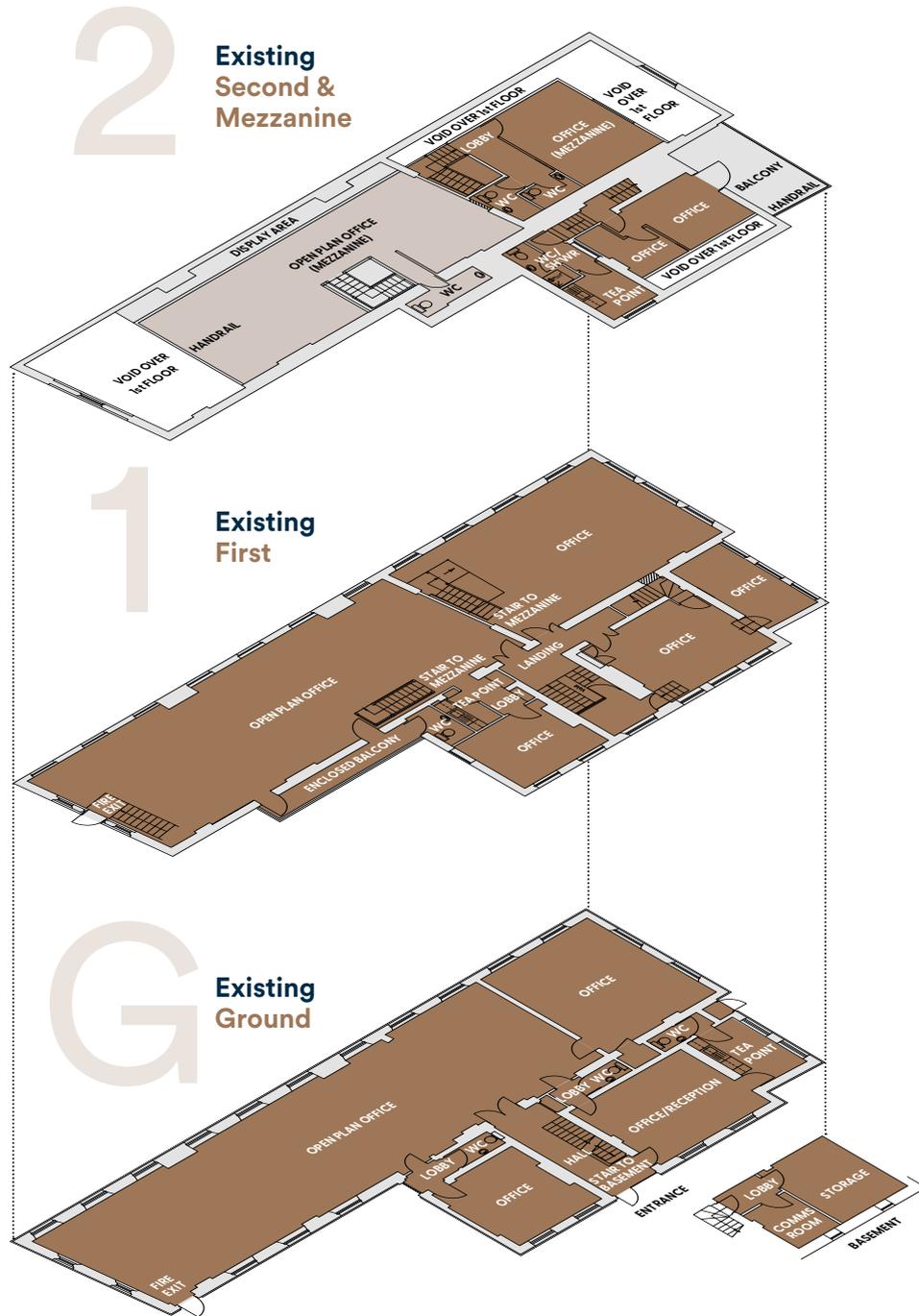


TIMES FROM BATTERSEA POWER STATION		
Waterloo	07 mins	
London Bridge	09 mins	
Bank	10 mins	
Tottenham Court Road	12 mins	
Euston	16 mins	
King's Cross	18 mins	
Heathrow	46 mins	
TIMES FROM BATTERSEA PARK		
Victoria	04 mins	
Clapham Junction	04 mins	
Gatwick	31 mins	
TIMES FROM BATTERSEA PIER		
Westminster	16 mins	
Canary Wharf	44 mins	
Greenwich	50 mins	



SOURCE: TFL Journey planner.  
All travel times indicated are from platform to platform.





# Accommodation Schedule

The floors have been measured on a gross internal area basis.

Floor	sq ft	sq m
Basement	238	22
Ground Floor	2,540	236
First Floor	2,446	227
Second Floor	175	16
Mezzanine	994	92
<b>Total</b>	<b>6,393</b>	<b>593</b>

There are 9 parking spaces. Additional spaces may be available on licence.



### Lease Terms

Full repairing and insuring leases by arrangement.

### Rent

Rents are available on application and will be exclusive of service charge, insurance, rates and all other outgoings. Rent is payable quarterly in advance along with the service charge or by monthly direct debit by prior agreement.

### Insurance

A contribution towards the building and site insurance amounts to 65p per sq ft and is payable annually.

### Service Charge

A service charge from £3.89 per sq ft per annum will be levied to cover a contribution towards the building and site insurance amounts and the cost of all site services. These will include landscaping, site maintenance and caretaker.

### VAT

Rent, service charge and insurance are plus VAT.

### Parking

Additional parking spaces may be available on licence from £750 per space per annum plus VAT.

### Reservations Procedure

A deposit of £1000 is required to reserve the property. We anticipate completion of the lease to take 21 working days. Each party will pay its own legal costs.

### Legal Costs

The ingoing tenant is to be responsible for their own legal costs together with any Court Registration fees as applicable.

### EPC

The property has an EPC rating of B.

### All Enquiries

SAPCOTE

For further information please contact us direct on:  
T: 020 7937 3878  
E: enquiries@sapcotes.co.uk

### Appointed Agent

Houston Lawrence

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Misrepresentation Act: The vendors or lessors of this property give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. April 2025. Designed and produced by Creativeworld T: 01282 858200.