



The Hope, Battersea

A unique development of 3 'Ready for Business' studios.



Ready for Business Studios

Just add your brand and off you go.

No Fuss. No long waiting times. Get down to business.

1. No long term contracts/leases or large deposits.
2. **IdeaSpace Flexi Leases:**
 - a. 3 months notice to terminate
 - b. Holding deposit of 1 month (which will used as month in advance)
 - c. 2 months deposit payable 2 weeks before commencement of contract
 - d. Utilities billed as per usage



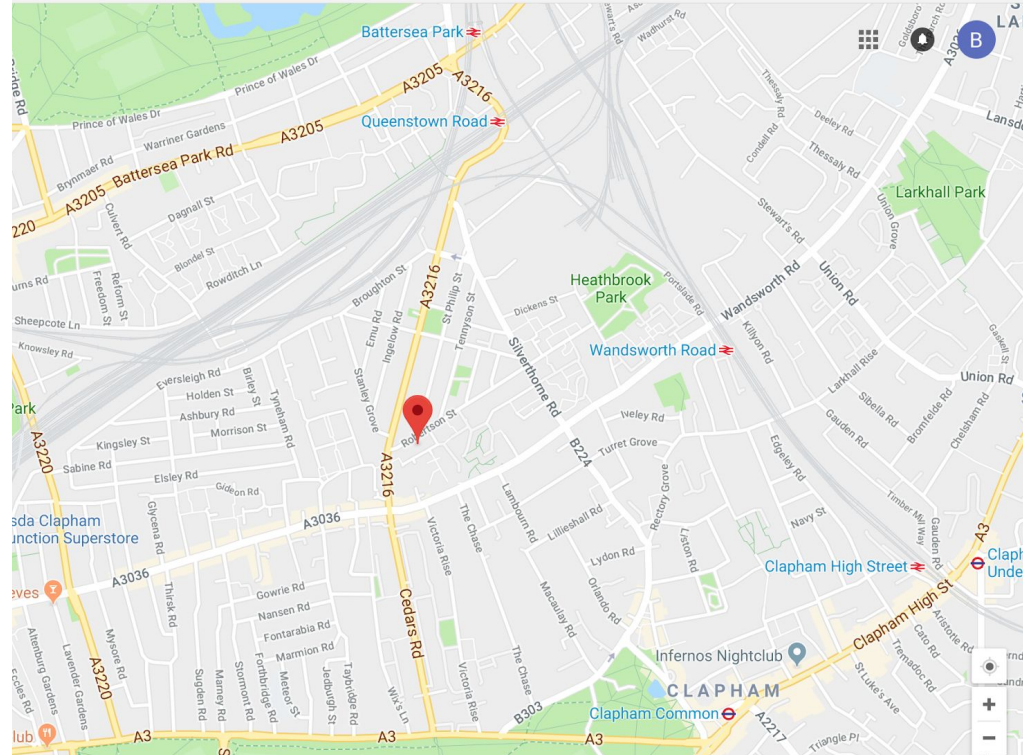
Fresh, Newly Built Studios

Each Self Contained Studio is equipped with:

- Commercial Grade WiFi System and Cat6 Cabling
- Full AC system - to have full control over the Heating and Cooling
- Self Contained Kitchen with refrigerator and storage
- Private WC with wash basin
- New electric and plumbing systems
- Private 24hr access
- Modern/Contemporary finish

Location

- Off street parking (pay & display)
- 0.5 Mile from Wandsworth Rd Station
- 0.5 Mile from Queenstown Rd Station
- 1.0 Mile from Clapham Junction
- Direct services into London Victoria and Waterloo Stations
- Close to Battersea Park & Clapham Common
- Regular bus services on doorstep
- Nearby retailers include **Café Nero**, **Sainsbury's**, **Tesco's** and many small independent shops.

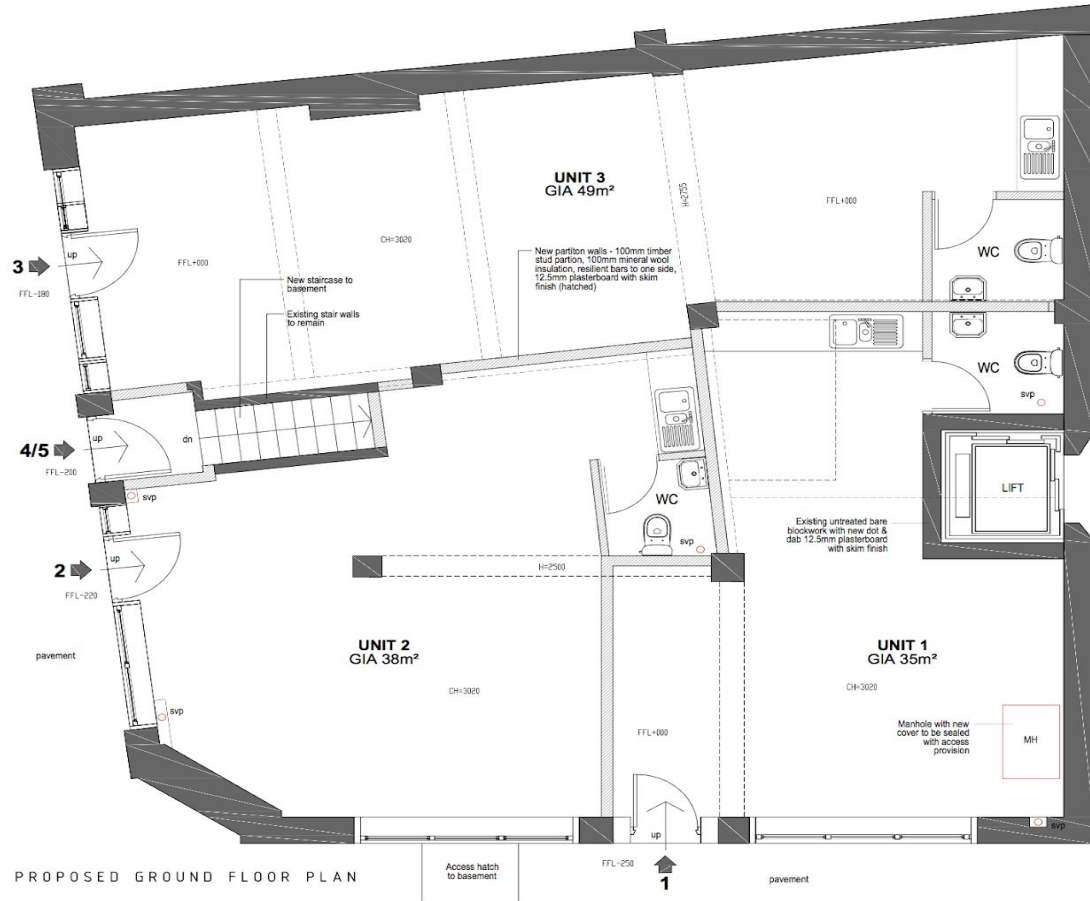






Available Studios

(not to scale/accurate- please make your own enquiries)





Pricing

All inclusive of rent, buildings insurance & service charges.

Water and WiFi/Internet **inclusive**. Electric to be billed quarterly.

Studios designed under Lambeth Policy, and therefore can be **exempt** for business rates under small business rate relief.

	Size (sqft)	Size (sqm)	Price per month (exc VAT)	Suits:	Storage?	Private 24HR access
STUDIO 1	377	35	£1,000	6-8 persons	Yes	Yes
STUDIO 2	409	38	£1,250	8-10 persons	Yes	Yes
STUDIO 3	527	49	£1,400	10-13 persons	Yes	Yes



Ready to take a look?

idea space.

Feel free to come and find out more information over a coffee.

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