

THE
BREAD
FACTORY

1A BROUGHTON STREET, BATTERSEA SW8 3QJ

COMPREHENSIVELY REFURBISHED WAREHOUSE
OFFICES 2,400 - 12,000 SQ FT TO LET

THE
BREAD
FACTORY

WELL DESIGNED
FLEXIBLE OFFICE
ACCOMMODATION IN A
UNIQUE WAREHOUSE
CONVERSION

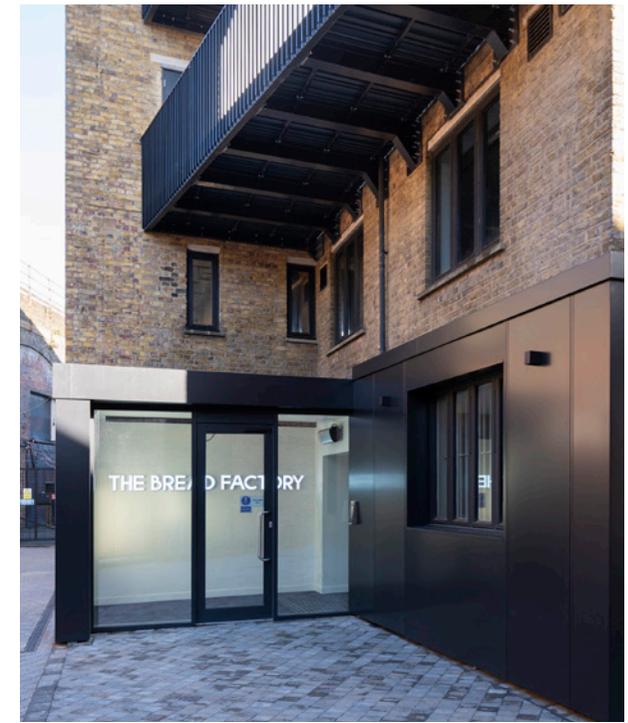


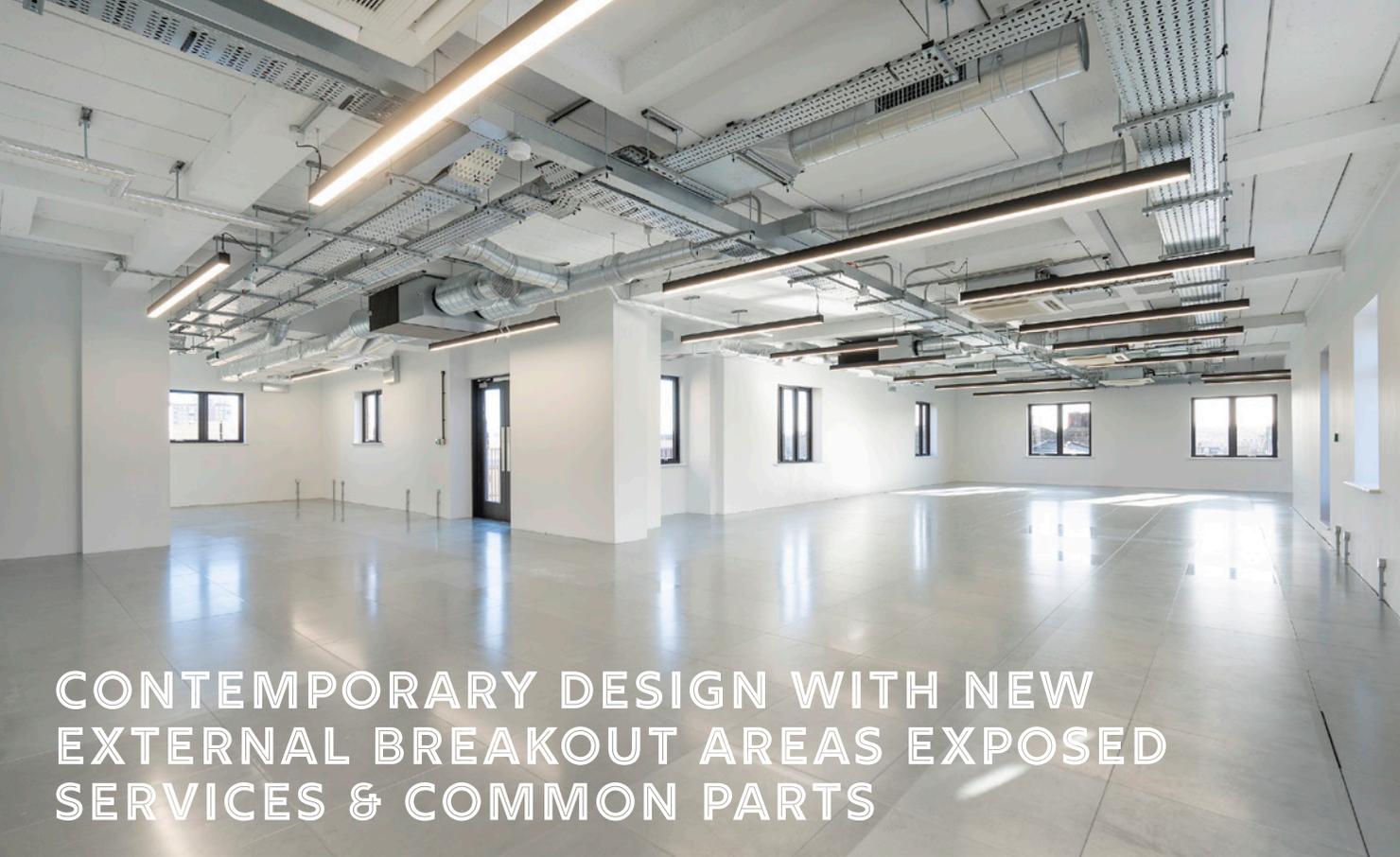
The Bread Factory is believed to date back to the King's Bread and Biscuit Company Works of 1882.

The 4-storey building comprises a comprehensively refurbished office building with extended and remodelled ground floor entrance, reception and end of journey facilities including showers and secure cycle store, adjacent to the original double-height warehouse, separately occupied.

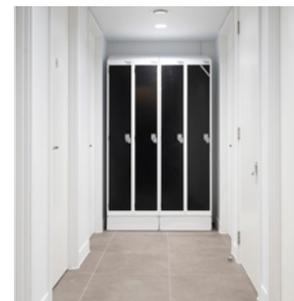
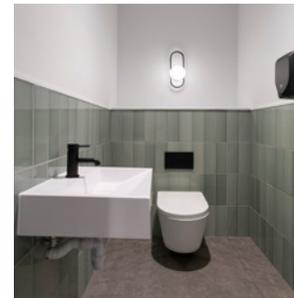
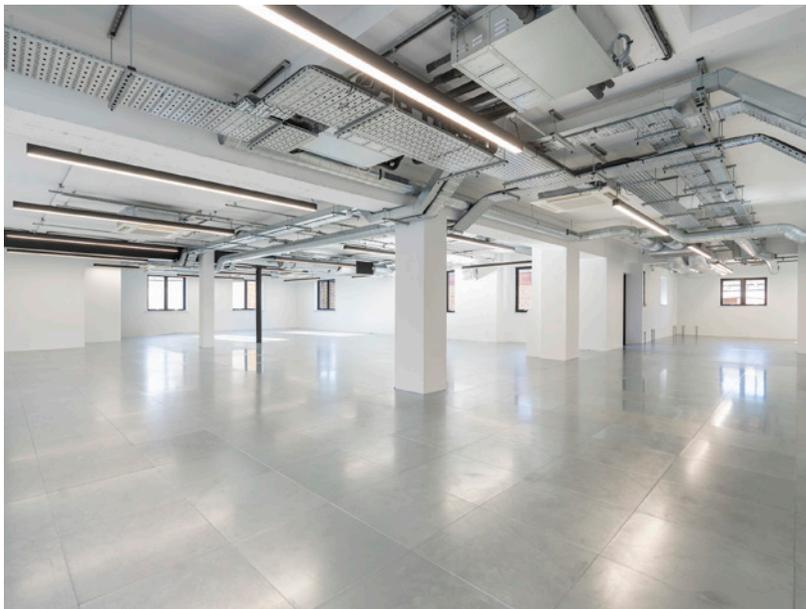
The upper floors are laid out predominantly over second and third floors with newly added balconies and potential for roof terraces on the third floor.

The refurbishment includes a new lift, M&E and air-conditioning. The site benefits from 3 phase power and capped off supply for EV charging to the parking spaces.





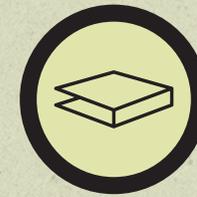
CONTEMPORARY DESIGN WITH NEW EXTERNAL BREAKOUT AREAS EXPOSED SERVICES & COMMON PARTS



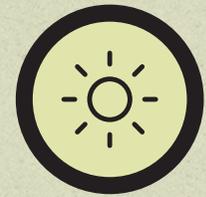
New enlarged reception



New air-conditioning



New raised floors



Balconies



New 8 person
passenger lift



Showers



EPC Rating - B40



On-site parking



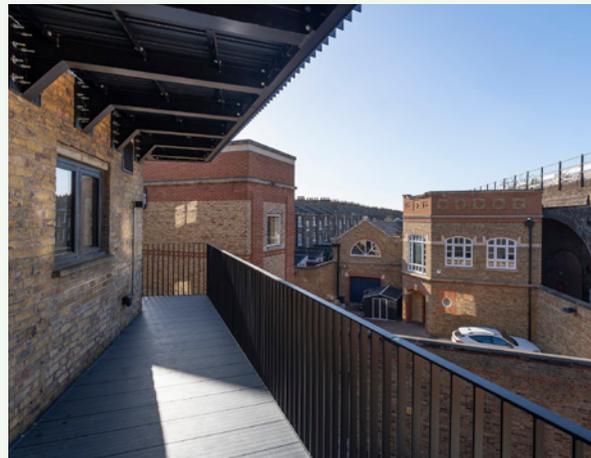
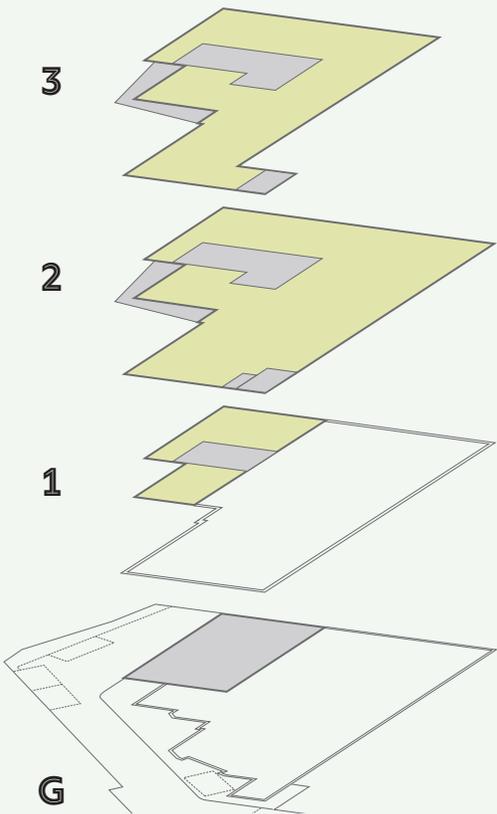
Secure bicycle store



Capped-off EV points

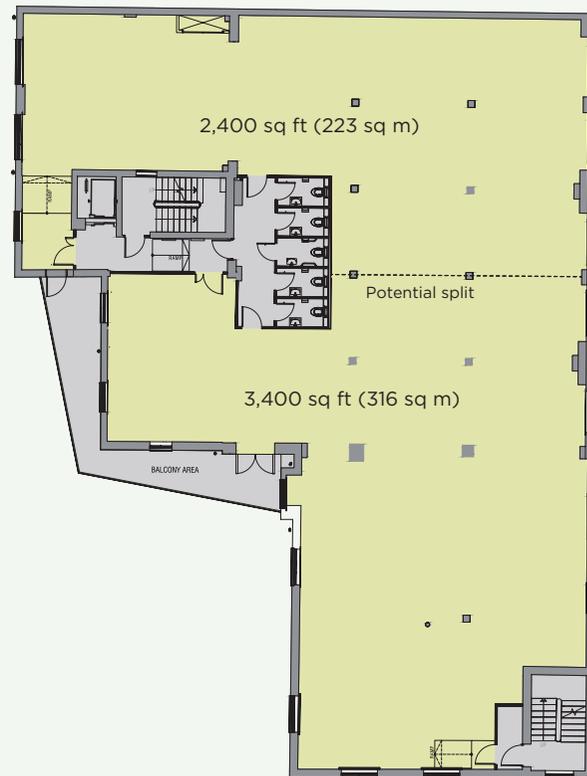
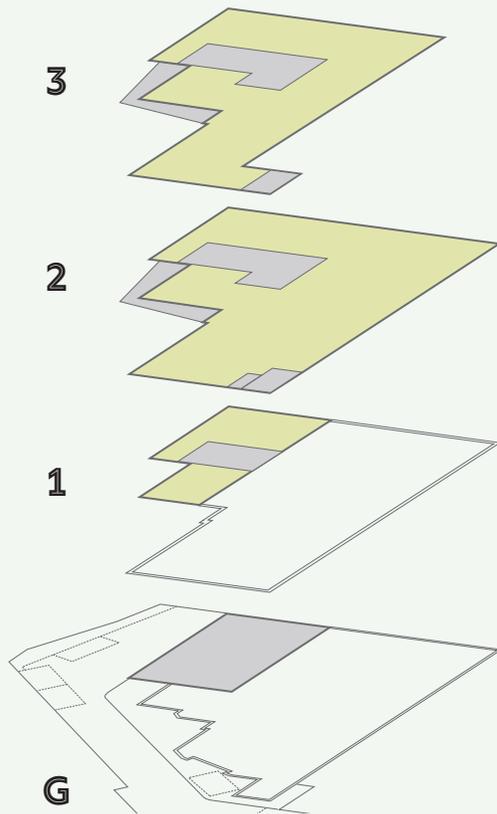
AVAILABILITY

| | sq ft | sq m |
|----------------------------------|-----------------------------|-----------------------|
| Ground (Reception) | 924 | 86 |
| First (Suite 1) (Suite 2) | 1,160 (700) (460) | 108 (65) (43) |
| Second (Suite 1) (Suite 2) | 5,800 (2,400) (3,400) | 539 (223) (316) |
| Third | 4,050 | 376 |
| Total | 11,934 | 1,109 |

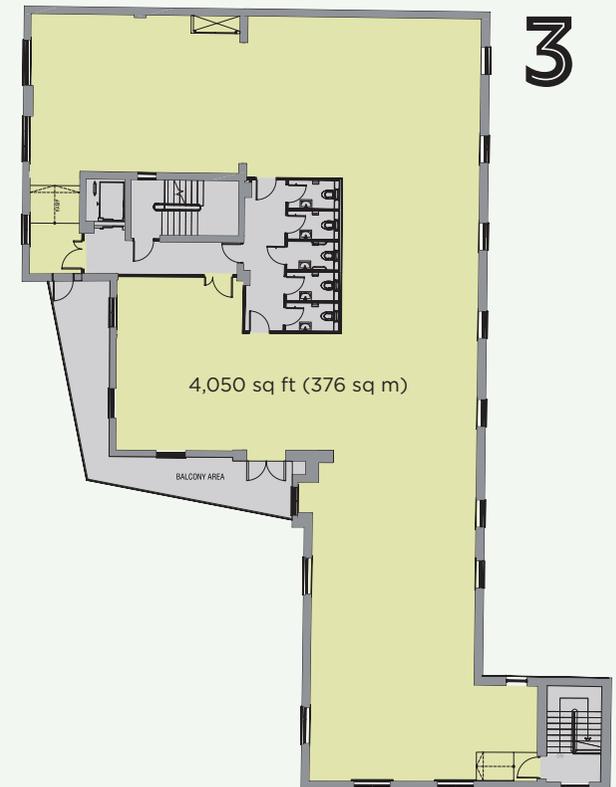


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IDEALLY LOCATED FOR AMENITIES AND TRANSPORT CONNECTIONS

The Bread Factory is located close to the junction of Broughton Street with Queenstown Road. Battersea Power station with it's abundance of restaurants and leisure facilities is only a short walk away walk.

The nearest railways stations are at Queenstown Road (London Waterloo 8mins/Clapham Junction 3mins) approximately 7 minutes walk away and Battersea Park (London Victoria 4mins) approximately 10 minutes walk away.

The closest London Underground connection to the property is Battersea Power Station on the Northern Line extension.

Numerous bus routes pass along Queenstown Road to Sloane Square, Knightsbridge and Vauxhall and include:

- 452 - Vauxhall to Ladbroke Grove via Wandsworth
- 137 - Clapham to Marble Arch
- 156 - Wimbledon to Vauxhall via Clapham Junction

Santander cycle hire is also available nearby.



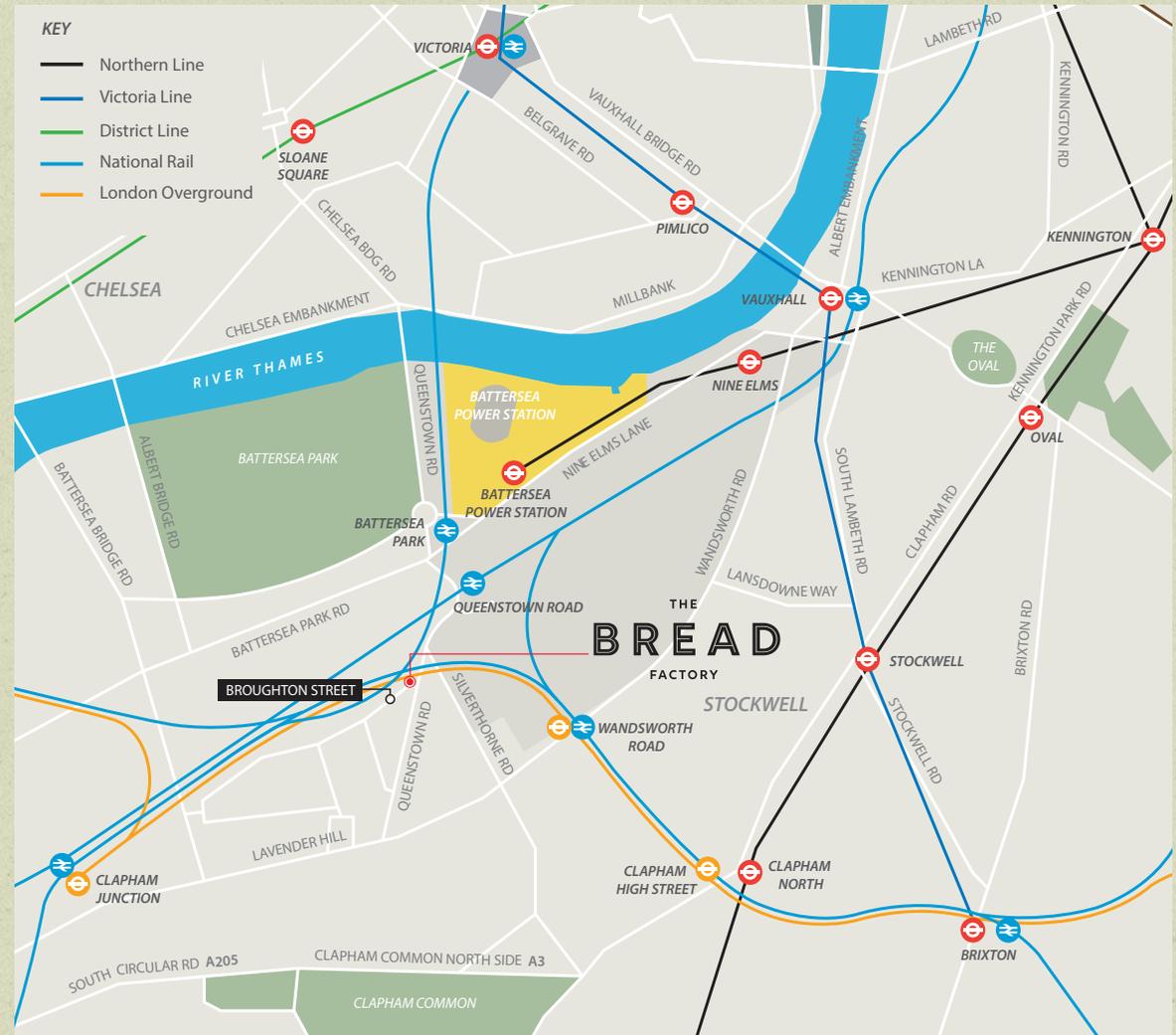
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Terms
Upon application.

Viewing
By appointment through the joint sole agents.



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