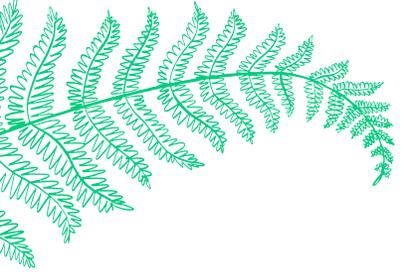


OSMO

Battersea





WELCOME TO

166,000

SQ FT OF EXPANSIVE WORKSPACE
CONNECTED WITH NATURE



EUROPE'S LARGEST REGENERATION AREA

OSMO

Battersea



A BRAND NEW

DESTINATION



Largest regeneration project in London:

- Up to **3.5 million sq ft. of retail, leisure & schools**
- Including **20,000 new homes**
- Totalling **561 acres**
- **5 principal sites** providing **39 buildings** linked by an **11 acre park**
- Anchor occupiers include **Apple**, the **US Embassy** & **Penguin Publishing**

TWICE THE SIZE OF KING'S CROSS



©CITY SCAPE

AN INDICATIVE VIEW OF THE NEW NINE ELMS



MAYFAIR

SOHO

CITY

HYDE PARK

ST. PAUL'S CATHEDRAL

RIVER THAMES

GREEN PARK

CHARING CROSS

SOUTH BANK

THE SHARD

NATURAL HISTORY MUSEUM

BUCKINGHAM PALACE

LONDON EYE

HOUSES OF PARLIAMENT

WATERLOO

BELGRAVIA

WESTMINSTER

ST. JAMES'S PARK

TATE BRITAIN

VICTORIA

SLOANE SQUARE

PIMLICO

VAUXHALL BRIDGE

CHELSEA

OSMO

THE OVAL

KENNINGTON

CHelsea BRIDGE

BATTERSEA PARK

VAUXHALL

OVAl

IMPERIAL WHARF

BATTERSEA

BATTERSEA POWER STATION

NINE ELMS

NINE ELMS

BATTERSEA PARK

BATTERSEA POWER STATION

QUEENSTOWN ROAD

STOCKWELL

WANDSWORTH ROAD

THE AREA



TRAVEL TIMES



LOCAL STATIONS WALKING TIMES (MINS)

Battersea Power Station		2
Nine Elms		5
Battersea Park		6
Vauxhall		10

CONNECTIONS VIA LOCAL TFL LINES TRAVEL TIME (MINS)

Victoria (VIA VAUXHALL)		3
Clapham Junction (VIA BATTERSEA PARK)		4
Waterloo (VIA VAUXHALL)		4
Green Park (VIA VAUXHALL)		4
Oxford Circus (VIA VAUXHALL)		7
Covent Garden (VIA VAUXHALL)		11

THE AREA



INTERNATIONAL TRAVEL TRAVEL TIME (MINS)

St Pancras		12
Gatwick		35
City Airport		39
Heathrow		57
Luton		70
Stansted		73

TRAVELING BY BOAT FROM BATTERSEA POWER STATION TRAVEL TIME (MINS)

Westminster		12
London Bridge City		35
Canary Wharf		39

- CENTRAL
- PICCADILLY
- CIRCLE
- DISTRICT
- HAMMERSMITH
- JUBILEE
- NORTHERN
- BAKERLOO
- METROPOLITAN
- VICTORIA
- DLR
- OVERGROUND
- ELIZABETH LINE
- NATIONAL RAIL
- EUROSTAR





OSMO




BATTERSEA
POWER
STATION
3 MINS


BATTERSEA
POWER
STATION
2 MINS


NINE ELMS
5 MINS


VAUXHALL
10 MINS

LINEAR
PARK

US EMBASSY

VAUXHALL
SKY GARDENS

LUPUS ST.

GROSVENOR RD.

GEORGES SQUARE

VAUXHALL
BRIDGE

VAUXHALL
PLEASURE
GARDENS

KENNINGTON LN.

THE
OVAL

S. LAMBETH RD.

BATTERSEA PARK RD.

NEW
COVENT
GARDEN
MARKET

INTRODUCING THE

LINEAR PARK

1,600 TREES
ACROSS

11 ACRES



LONDON'S *GREENEST* OPPORTUNITY

DIRECTLY OPPOSITE A 2.5 ACRE
GREEN SQUARE

AND 8 EXPANSIVE RETAIL
OPPORTUNITIES.

AN INDICATIVE VISUAL OF OSMO'S POSITIONING WITHIN THE LINEAR PARK



AN ICONIC

DESTINATION



ON YOUR

DOORSTEP



MEGAN'S

From open green spaces to buzzing venues, enjoy the endless events and entertainment, eateries and watering holes.

THE AREA



BATTERSEA BREWERY

BATTERSEA GENERAL STORE



GORDON RAMSAY STREET PIZZA



AN ECLECTIC ARRAY OF EXCITING NEW AMENITIES



Aēsop®

GORDON RAMSAY
BREAD STREET
KITCHEN & BAR


BRINDISA
KITCHENS


TOPKOTEJI

VANMOOF


パティスリー
K

V A G A
B O N D

birdies
CRAZY GOLF CLUB


BLACK SHEEP
SPECIAL COFFEE

White & Co.

SOME OF BATTERSEA POWER STATION'S CURRENT RETAILERS

THE
C I N E M A
IN THE ARCHES

CINNAMON
KITCHEN

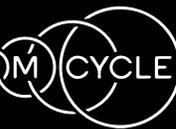
STREET PIZZA
GORDON RAMSAY

Moyses Stevens
FLORAL ARTISTRY
LONDON
EST 1876

FIUME


THE
TURBINE
THEATRE

DISHOOM

BOOM CYCLE


PAUL EDMONDS
LONDON

»» BMF | URBAN



OUT & ABOUT



LINNAEAN



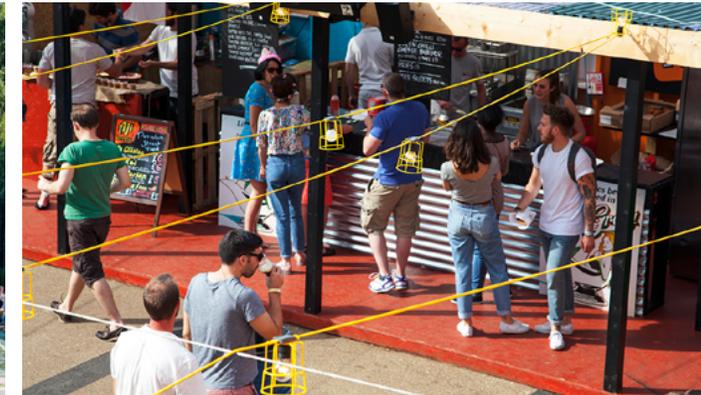
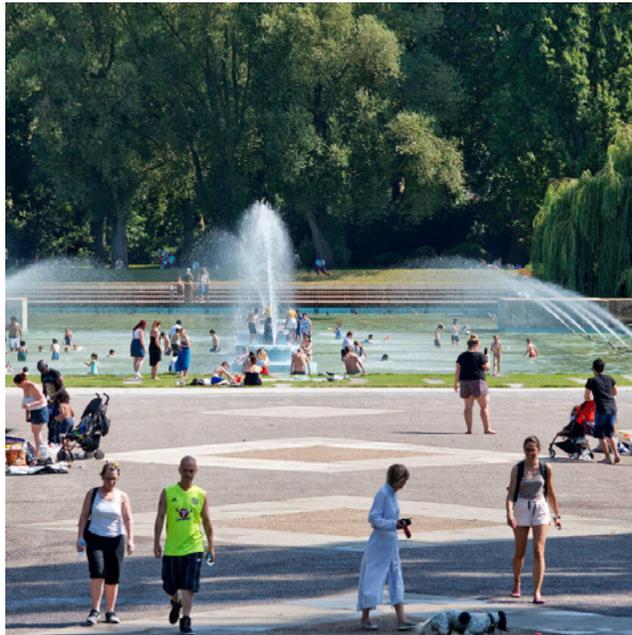
THE ALCHEMIST



BRUNSWICK HOUSE

From culinary institutions to lunch for a fiver and under, Battersea has something for every occasion.

THE AREA



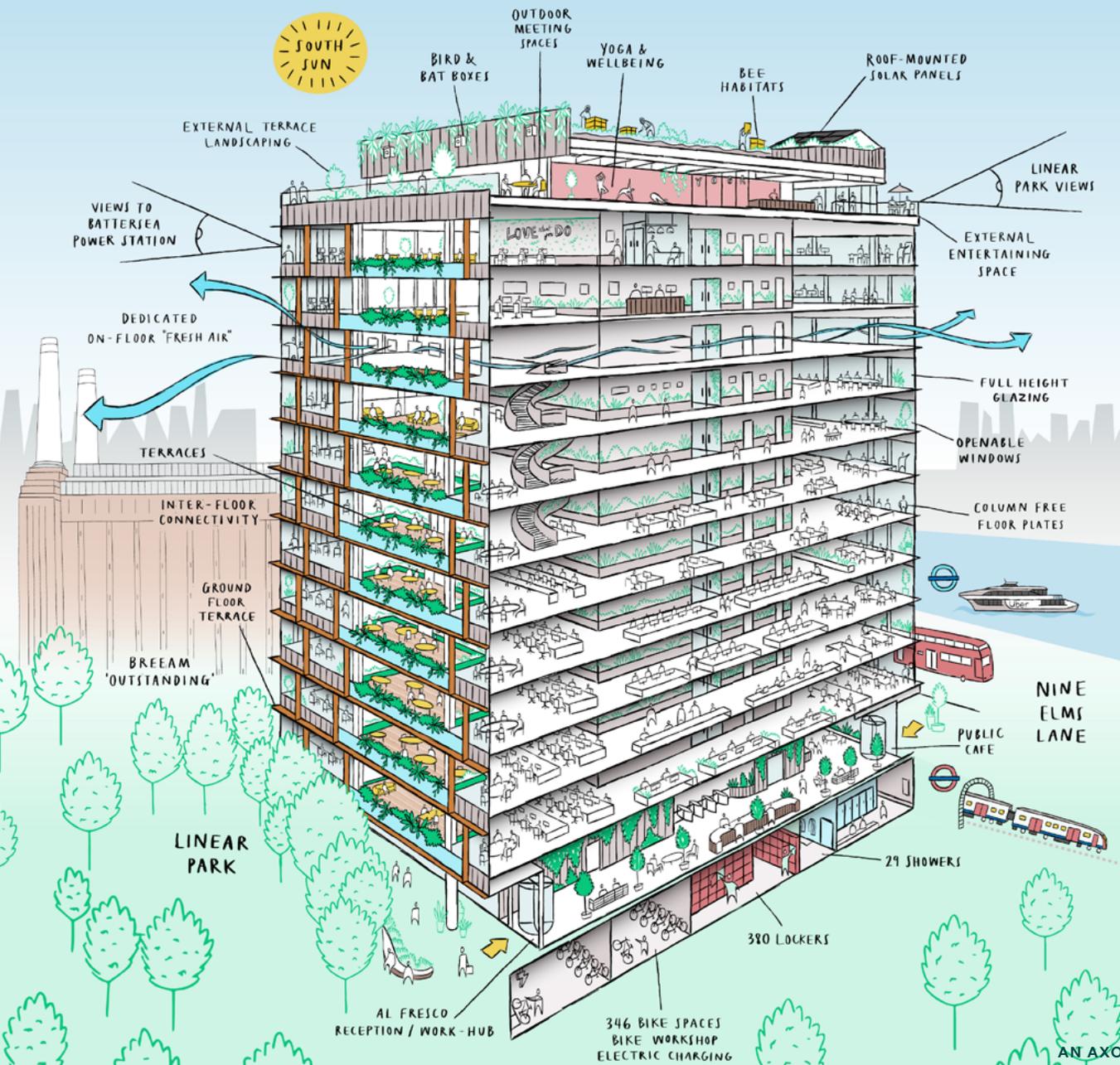
BATTERSEA PARK

BATTERSEA FOOD FESTIVAL

OSMO IN AXO



THE BUILDING



AN AXONOMETRIC VIEW OF THE BUILDING

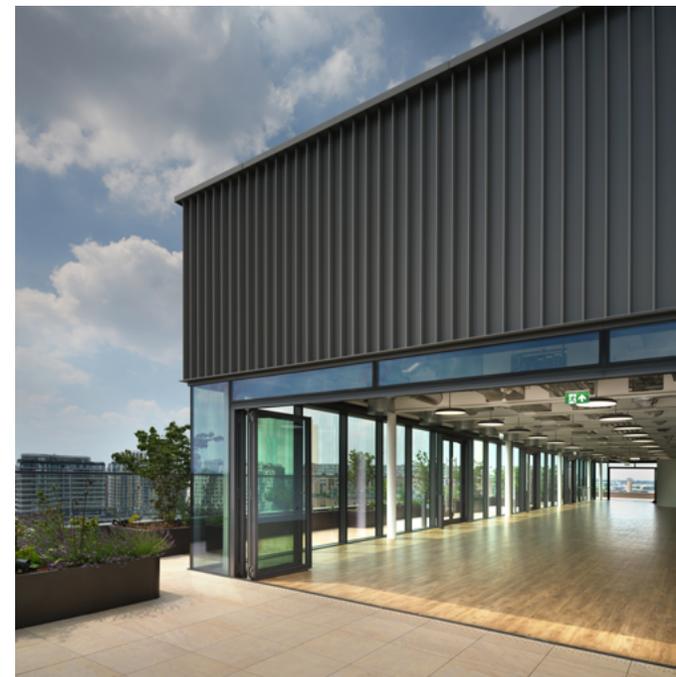


THE BUILDING



Full height glazing with
openable windows
providing natural ventilation.

OFFICE SPACE MEETS OUTDOORS



THE AVAILABILITY

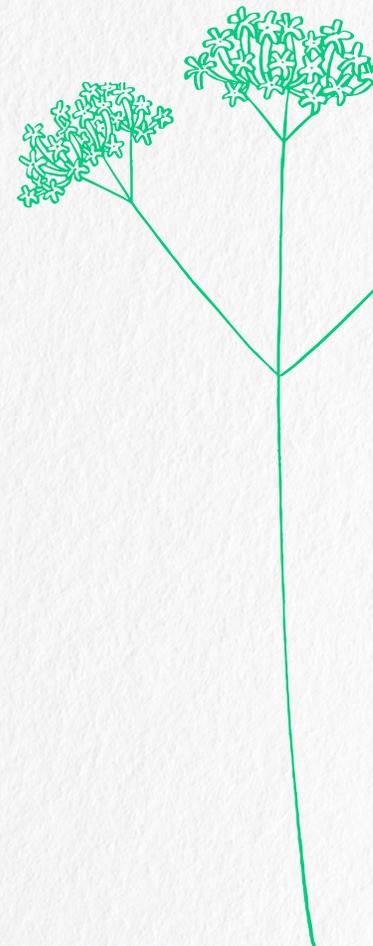
FLOOR / UNIT	SQ. FT	SQ. M	TERRACE (SQ. FT)
Sky Suite	5,899	548	5,920
11	14,553	1,352	312
10	14,553	1,352	312
9	14,553	1,352	312
8	14,553	1,352	312
7	14,553	1,352	312
6	14,553	1,352	312
5	14,553	1,352	312
4	14,553	1,352	312
3	14,553	1,352	312
2	14,553	1,352	312
1	14,553	1,352	312
Reception	3,401	315	
Retail Unit 2	1,356	126	
Retail Unit 1	2,142	199	
TOTAL OFFICE NIA	165,981	15,420	9,354
TOTAL BUILDING NIA	172,881	16,061	9,354



PUBLIC CAFE



OUTDOOR MEETING SPACES
YOGA & WELLBEING
URBAN BEE-KEEPING





THE BUILDING



A VIEW OF THE EXPANSIVE RECEPTION DESK



Arrive naturally into the
biophilia rich reception

WITH A WIDE VARIETY OF PLANTS & TREES

THE BUILDING



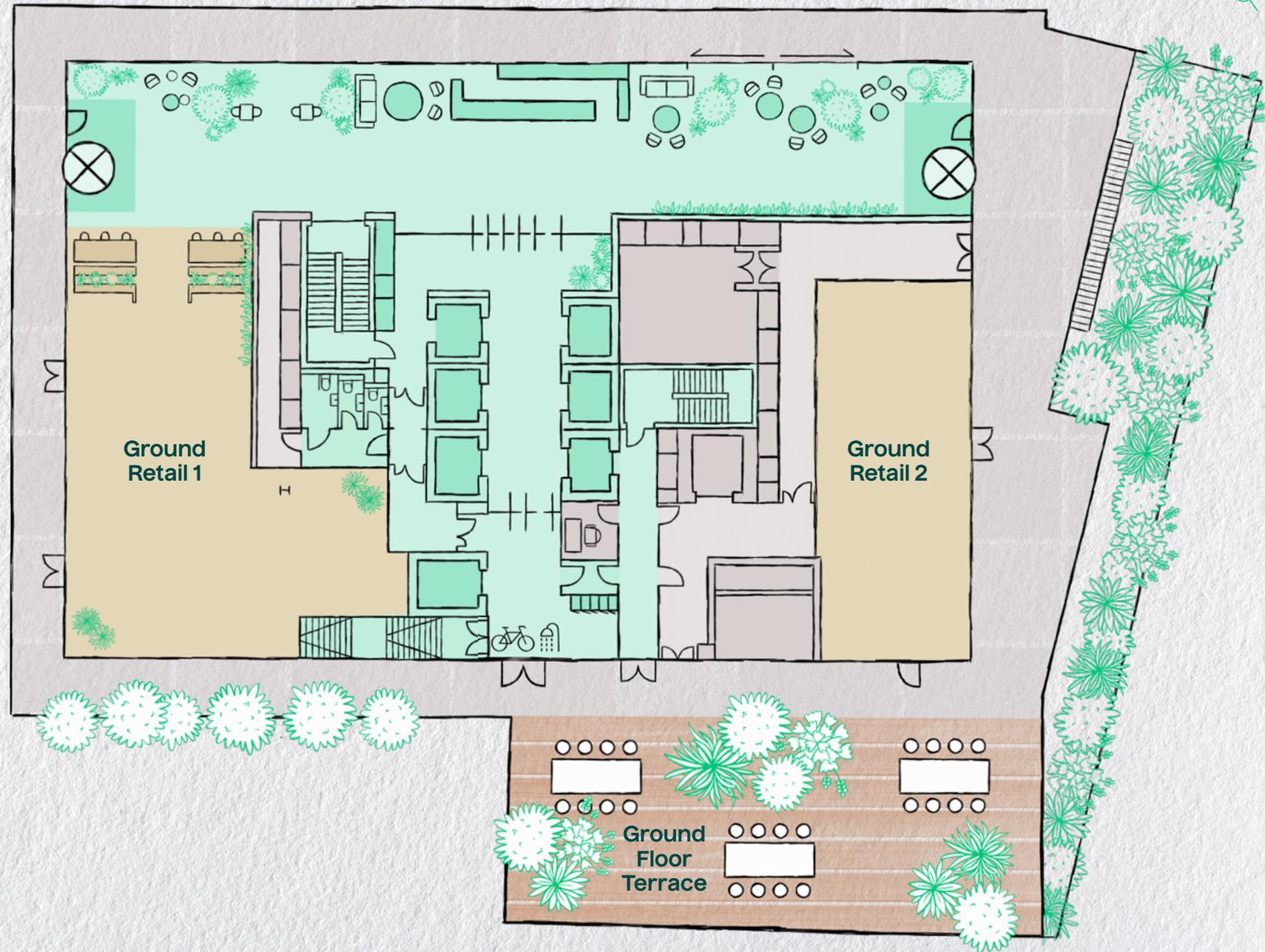
GROUND FLOOR

Reception: 3,401 sq. ft | 315 sq. m

Retail Unit 1: 2,142 sq. ft | 199 sq. m

Retail Unit 2: 1,356 sq. ft | 126 sq. m

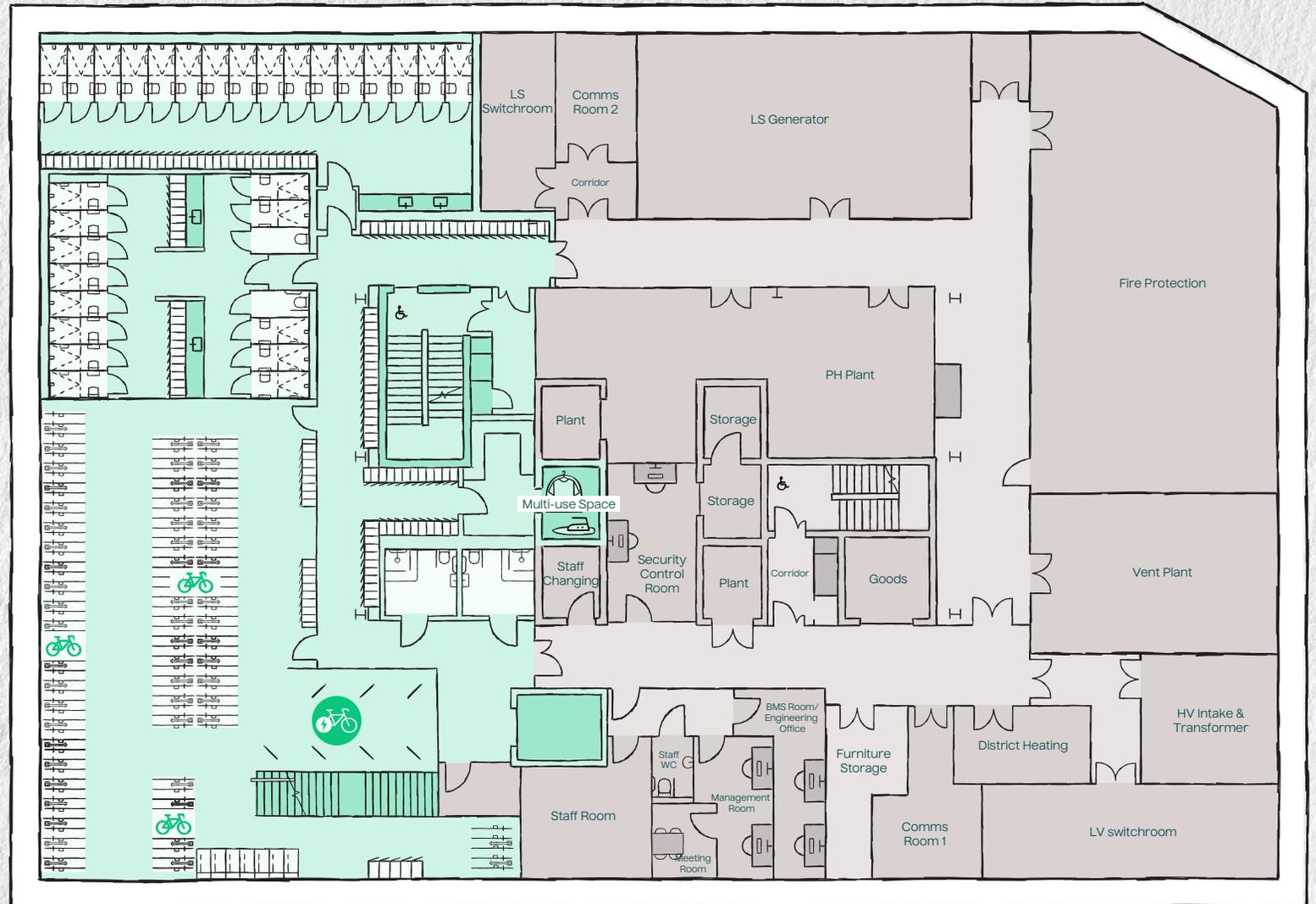
Terrace: 2,067 sq. ft | 192 sq. m



LOWER GROUND FLOOR

346 Cycle Spaces (inc. 32 on GF)
12 Electric Cycle Spaces
380 Lockers
29 Showers
Cycle Service Station
Drying Room

LG



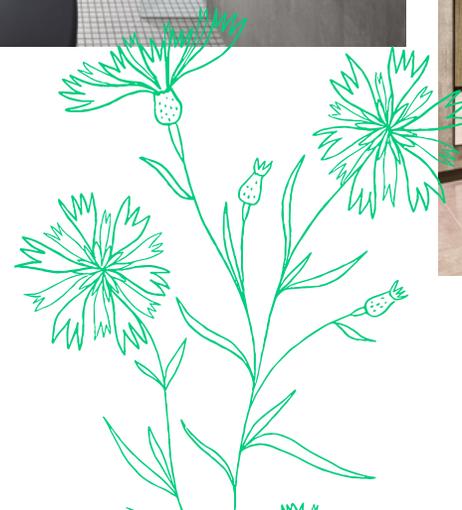


THE BUILDING



State of the art facilities including showers and changing facilities

WELLNESS-LED FACILITIES



**346 CYCLE SPACES
INCLUDING
12 CHARGING POINTS**



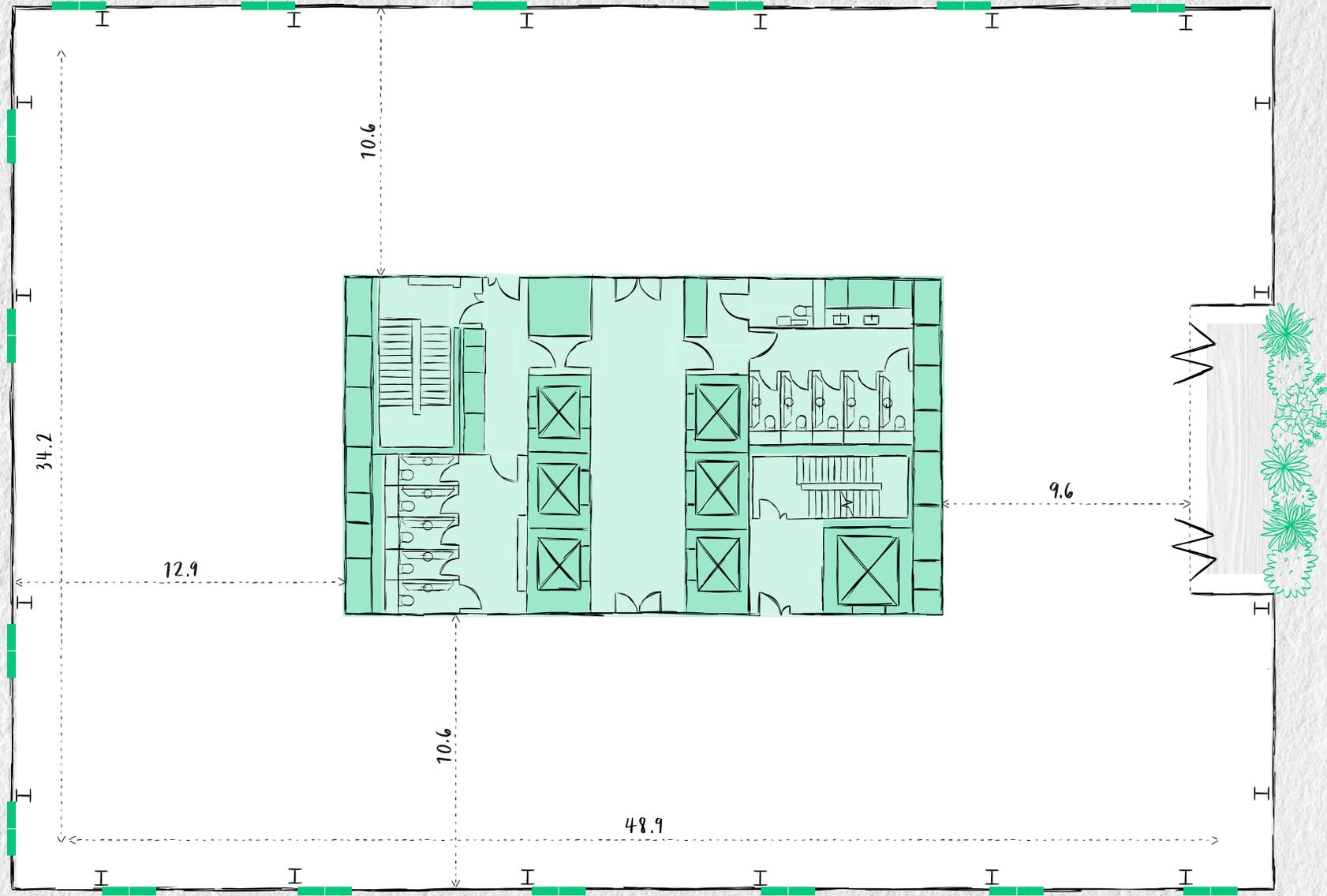


FLOORS 1-11

Office: 14,553 sq. ft | 1,352 sq. m

Terrace: 312 sq. ft | 29 sq. m

1-11







THE BUILDING



Expansive floorplates featuring
terraces on every floor

A VIEW OF THE TYPICAL ON FLOOR TERRACE



THE BUILDING

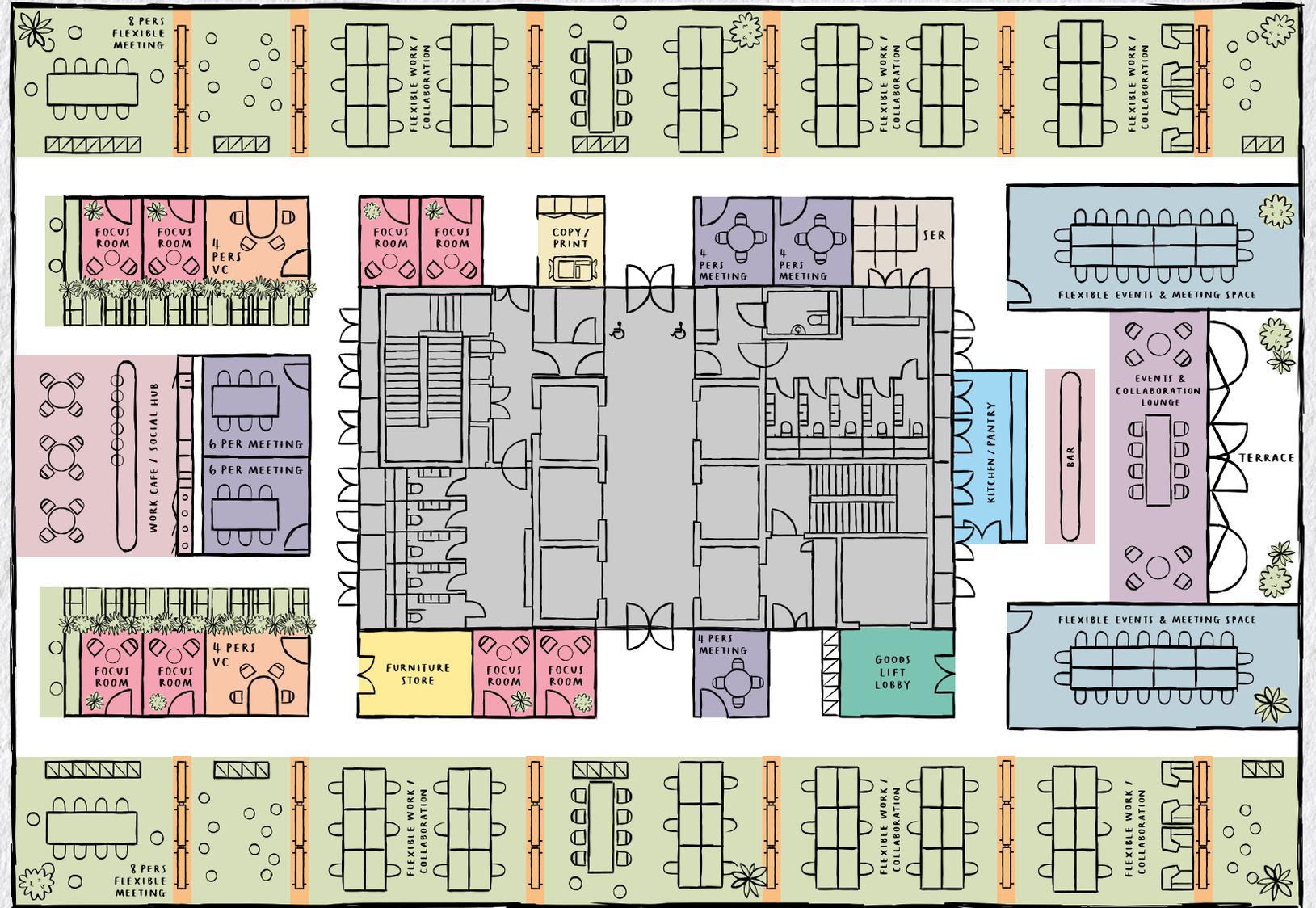


A VIEW OF THE CAT A FIT OUT AT OSMO

MEDIA OPTION 1

14,553 sq ft
1352 sq m
Occ: 1:8

- OPEN PLAN ZONE (168 SEATS)**
72 agile desk count
96 alternative work settings
- 36 COLLABORATION WALLS**
- 8 FOCUS ROOMS**
- 2-4 PERSON VC**
- 6 MEETING ROOMS**
4 rooms with 4 seats
2 rooms with 6 seats
- 2 LARGE FLEXIBLE MEETING (40 SEATS)**
- GOODS LIFT LOBBY**
- 1 SER ROOM**
- 2 REFRESH HUB / SNACK ZONES**
- FURNITURE STORE**
- 1 FLEXIBLE EVENTS SPACE**
- KITCHEN/PANTRY**
- 1 COPY / PRINT ROOMS**

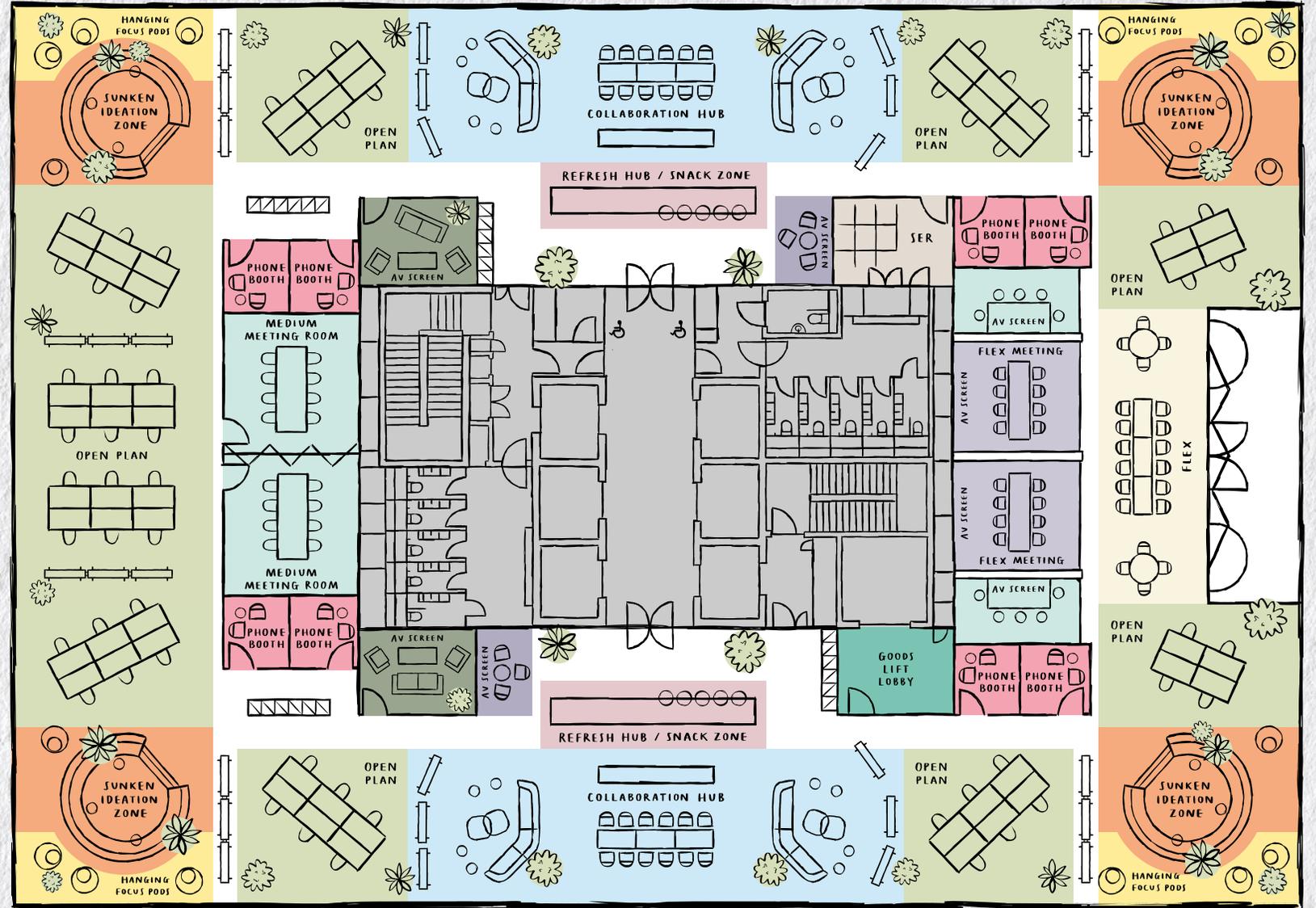




MEDIA OPTION 2

14,553 sq ft
1352 sq m
Occ: 1:15

- 7 OPEN PLAN ZONES (56 SEATS)
- 4 SUNKEN IDEATION ZONES
- 4 HANGING FOCUS PODS ZONES
- 8 PHONE BOOTHS
- 6 BREAKOUT SEATS
- 2 COLLABORATION HUB ZONES
- GOODS LIFT LOBBY
- 20 FLEX SEATS
- 1 SER ROOM
- 2 INFORMAL MEETING ROOMS
- 2 REFRESH HUB / SNACK ZONES
- 2 FLEX MEETING ROOMS (16 SEATS)
- 2 HUDDLE ROOMS (10 SEATS)







SPACIOUS TERRACES ON EVERY FLOOR



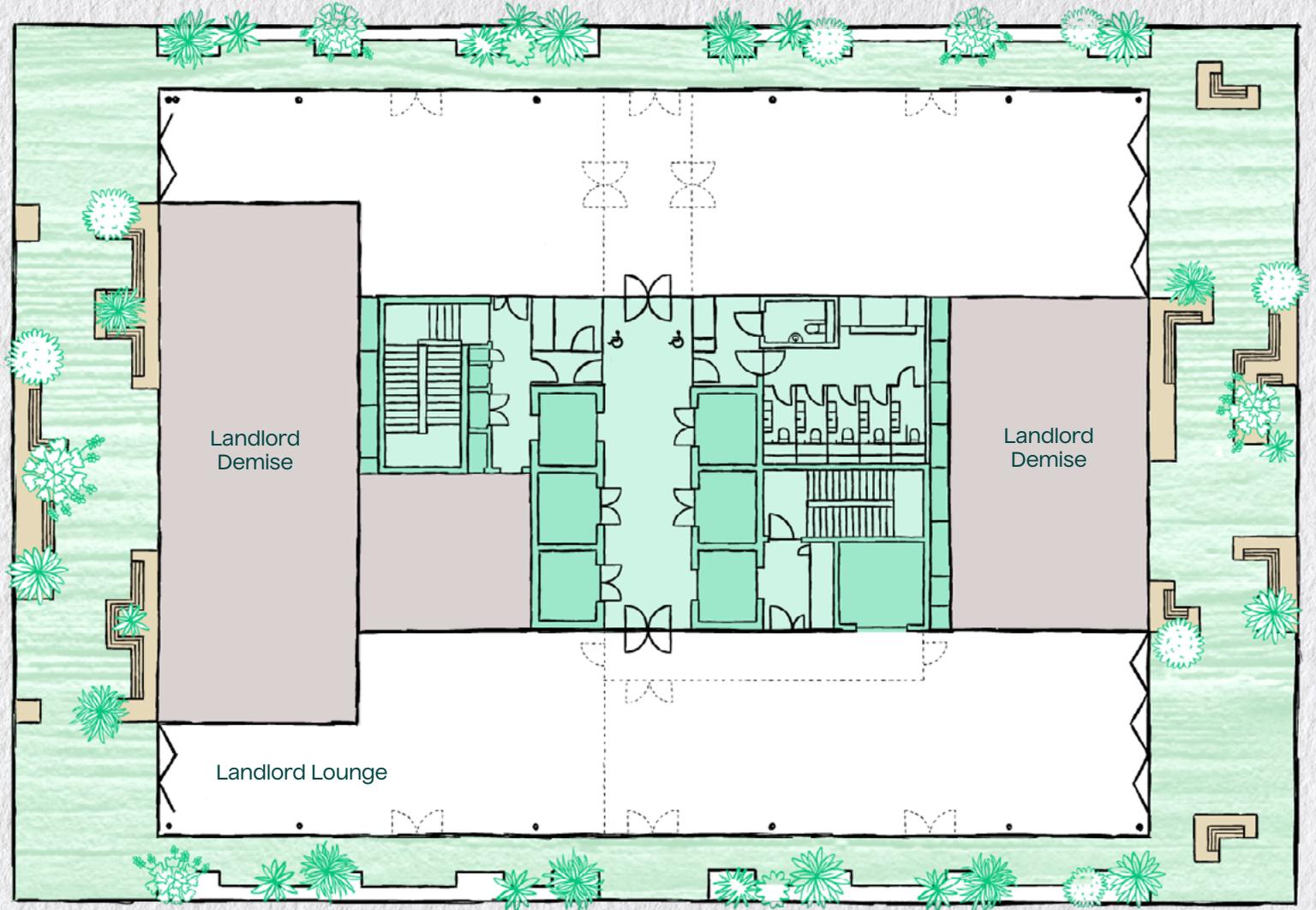


SKY SUITE & ROOF TERRACE

Office: 5,899 sq. ft | 548 sq. m

Terrace: 5,920 sq. ft | 550 sq. m

12







COMMUNAL ROOFTOP TERRACE



THE BUILDING



VIEW SOUTH FROM THE 12TH FLOOR TERRACE

SUMMARY SPECIFICATION



Occupancy ratio
1:8m²



Smart enabled with
building app



Wiredscore
Platinum



3,498 sq ft
of contemporary
retail space



Fan coil
air conditioning



Raised floors:
150mm depth



6 passenger lifts,
separate goods lift &
separate bike lift



On-floor air handling units
for independent air
management including air
filtration of fresh air supply



Exposed
services



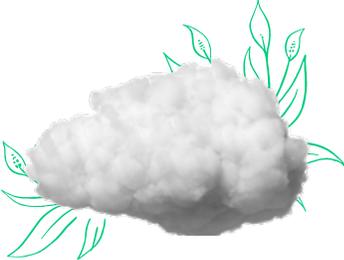
Raised floor
to underside of
soffit – 3.56m



ESG CREDENTIALS



BREEAM Outstanding



Zero CO2 in operation



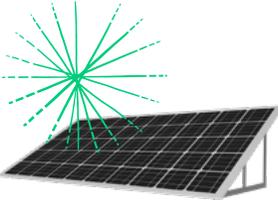
100% waste diverted from landfill during construction



LED lighting throughout the building



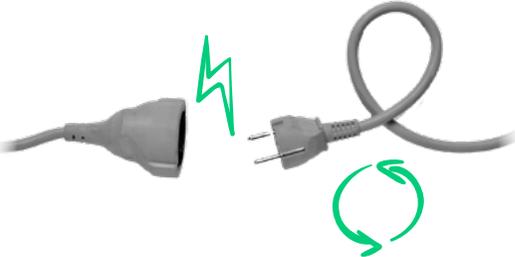
346 cycle spaces & bike workshop



Solar paneled roof



Full height glazing with operable windows providing natural ventilation



All electric building running off 100% renewable sourced power



No operational waste to landfill. Full recycling and reuse



Well Platinum



SMART BUILDING

USER JOURNEY



With our Smart App, you can:

Check the traffic

Find helpful information such as route maps

Find nearby methods of transport

Pre-order refreshments

Book parking for an e-scooter or e-bike

Organise your calendar and book meeting rooms

Upload technical docs and download data

Check air quality

Adjust the temperature, lighting level and ventilation rate

Check what's on the menu in the café

Sign up for fitness classes

Browse local retail and receive personalised offers

Organise social events



WELLNESS-LED

FACILITIES

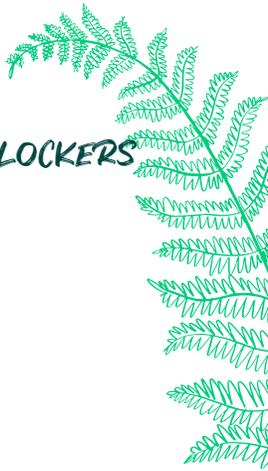


346 CYCLE SPACES

LAUNDRY,
DRY CLEANING
& IRONING



EVENTS PROGRAMME



FOLDING BIKE LOCKERS

YOGA & FITNESS
STUDIOS WITH
VIRTUAL PT



ONSITE CAFÉ



SERVICED APARTMENTS
AT THE LARK



BIKE
WORKSHOP

E-BIKE
CHARGERS

STATE-OF-THE-ART
SHOWERS &
LOCKERS



TOWEL SERVICES



AL FRESCO RECEPTION WITH
BREAKOUT WORKSPACE AND F&B



THE TEAM

DEVELOPER
QUADRANT

ARCHITECT
EPR ARCHITECTS

LEASING AGENTS
SAVILLS
KNIGHT FRANK

MAIN CONTRACTOR
MCLAREN

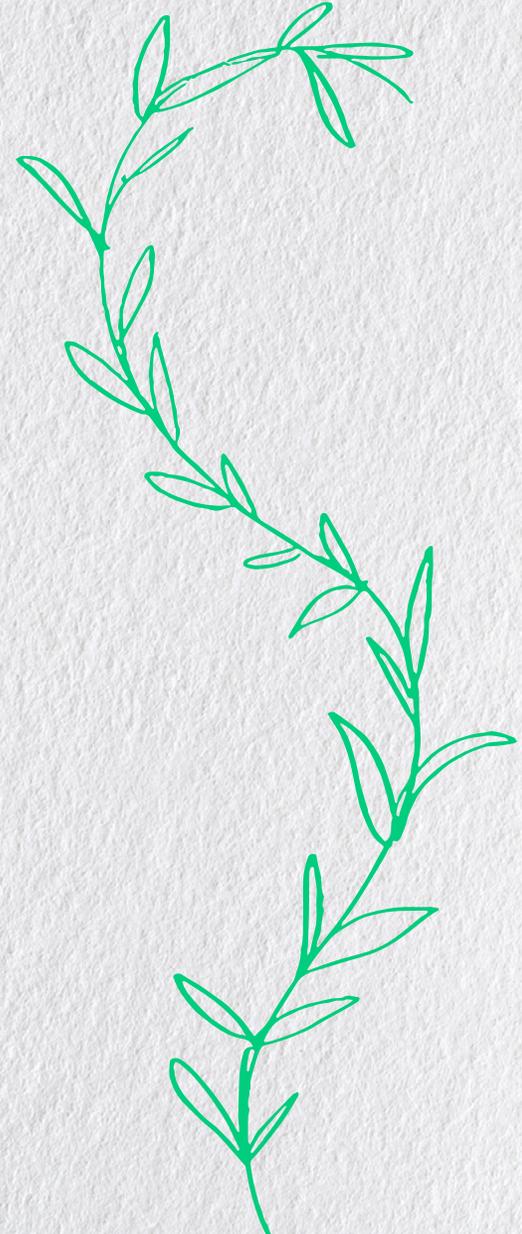
STRUCTURAL ENGINEERS
WATERMAN GROUP

PROJECT MANAGER
AVISON YOUNG

COST CONSULTANT
GARDINER AND THEOBALD

LANDSCAPE CONSULTANT
CAMLINS

ENVIRONMENTAL CONSULTANT
HILSON MORAN



ARRIVED Q3 2024



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