



Battersea, London

belong too





FUSE delivers 40,000 sq ft of efficient and effective workspace, moments from the reinvented Battersea Power Station development.

This is where progressive and imaginative thinkers have the opportunity to play a part in London's most innovative and exciting neighbourhood. A neighbourhood whereby workstyle and lifestyle have been fused in to an experience that is unique within the capital.

Office at Fuse and belong too.

Efficient+effective

Fuse provides ten floors of exceptional Cat A offices all set within the calm of a carefully curated 23,000 sq ft public realm.

Typical floors measure 4,200 sq ft and fulfil a unique position in the evolving local 'big' business community. They provide a real alternative so that enterprising commerce can be part of the evolving business scene.

Levels nine and ten include private 200 sq ft balconies. A 2,000 sq ft roof garden sits above, providing an exclusive communal space with outstanding views from sunrise to sunset.

The lower ground accommodates the active commuter with beautifully appointed showers and changing facilities designed to ensure the very best start to your day.

Anticipated accreditations include BREEAM Outstanding, WELL standard Gold and WiredScore Gold.



Spaces to relax and share memorable moments with friends and colleagues, provide a welcome break from the working day.





A40 Westway

Notting Hill

Paddington

Marylebone

Bond Street

Tottenham Court Road

Soho

Holborn

City of London

Bank

Mayfair

Covent Garden

Blackfriars

Kensington Palace

Hyde Park

Hyde Park Corner

Green Park

St James's

Charing Cross

Waterloo

London Bridge

Notting Hill Gate

Knightsbridge

Buckingham Palace

Kensington

Belgravia

Westminster

Elephant and Castle

Victoria

St James's Park

Cromwell Road

South Kensington

Sloane Square

Victoria

Westminster

Elephant and Castle

Earl's Court

Chelsea

Pimlico

Vauxhall

Warwick Road

Fulham Road

Vauxhall Bridge Road

Tower Bridge Road

Battersea Power Station

US Embassy

Oval

Battersea Park

Battersea Power Station

Nine Elms

Burgess Park

Imperial Wharf

Battersea Park

Queenstown Road

Wandsworth Road

Battersea

A3 Clapham Road

Camberwell New Road

Camberwell



People+place

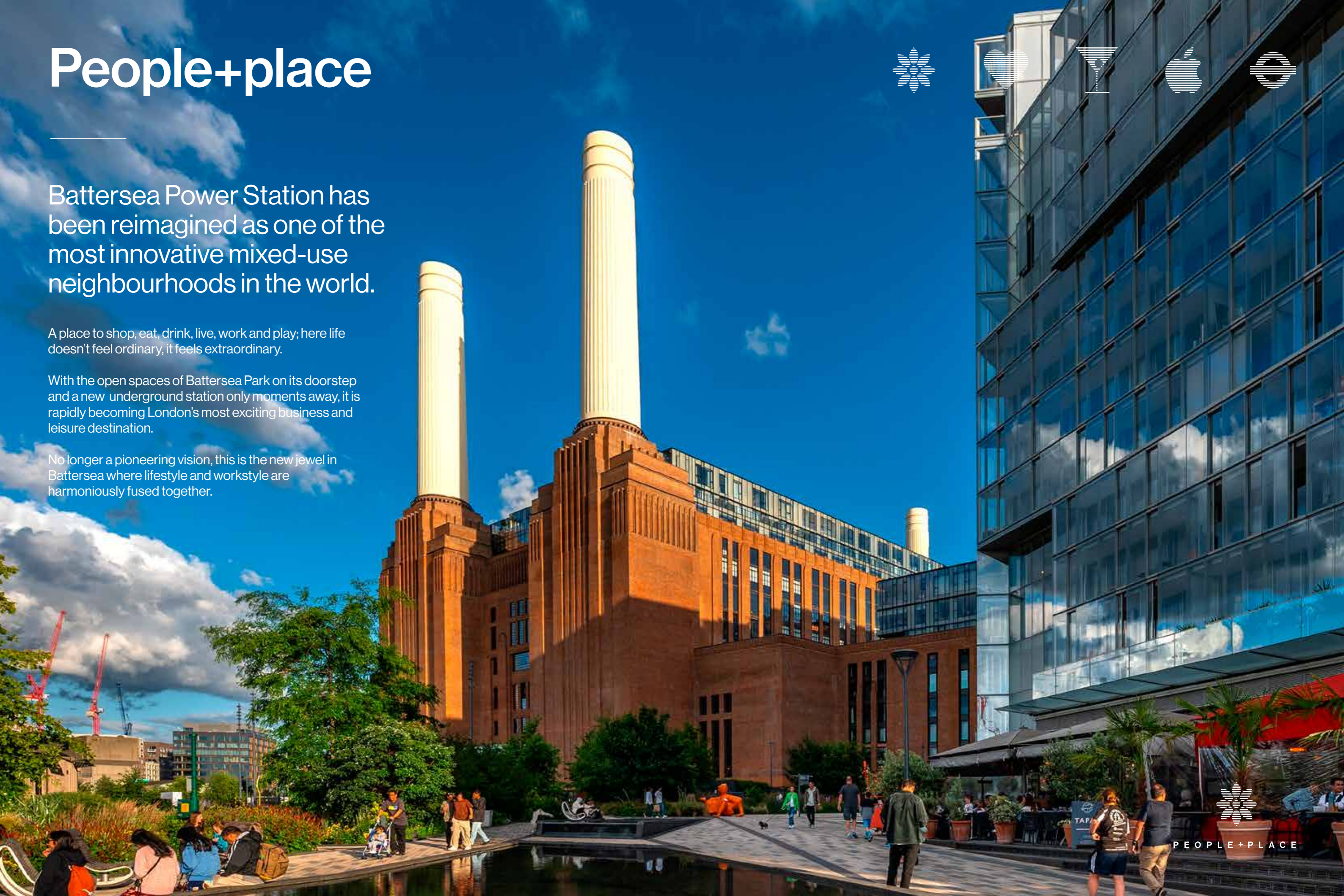


Battersea Power Station has been reimagined as one of the most innovative mixed-use neighbourhoods in the world.

A place to shop, eat, drink, live, work and play; here life doesn't feel ordinary, it feels extraordinary.

With the open spaces of Battersea Park on its doorstep and a new underground station only moments away, it is rapidly becoming London's most exciting business and leisure destination.

No longer a pioneering vision, this is the new jewel in Battersea where lifestyle and workstyle are harmoniously fused together.



Battersea Park provides 200 acres of open parkland in the heart of London. This oasis of tranquillity boasts countless facilities including sporting, leisure and cultural amenities.



Healthy+happy

On a network of cycle lanes and running routes, adjacent to Battersea Park and with superb end-of-journey facilities, Fuse is a fitness fanatic's and active commuter's joy.





Food+fun

A new destination to enjoy a unique fusion of shops, bars, restaurants, entertainment venues, parks and art spaces.

A place to shop, eat, drink, live, work and play.

Local+global

Battersea is where local and global brands co-exist with artisan outlets and high end retail to generate energy, innovation and anticipation.



Retail

- Abercrombie & Fitch
- Ace & Tate
- Adidas
- Aêsop
- Apple Sore
- Battersea Bookshop
- Battersea General Store
- Boss
- Breitling
- Calvin Klein
- Castore
- Clarendon – Fine Art
- CSD
- Curated Makers
- David Clulow
- Gant
- Genesis
- Hackett
- IWC Schaffhausen
- Jo Malone London
- Kiehl's
- L'Occitane
- Lacoste
- Le Labo
- Levi's
- Lululemon
- MAC
- Mango

- Moyses Stevens
- Mulberry
- M&S Foodhall
- Nike
- Omega
- Oseyo
- Paperchase
- Paul Edmonds London
- Penhaligon's
- Petit Pli
- Pinko
- Polestar
- Ralph Lauren
- Ray-Ban
- Reformation
- Reiss
- Rituals ...
- Rolex at Watches of Switzerland
- Rox
- Royal Selangor
- Sketchers
- Space NK
- Superdry
- Swatch
- Sweaty Betty
- TAG Huer
- The Body Shop
- The Kooples
- Theory
- Tommy Hilfiger
- Tudor

- Uniqlo
- Venchi
- Watches of Switzerland
- Zadig&Voltaire
- Zara



Food + drink

- Arcade Food Hall
- Bao
- Battersea Brewery
- Birdies
- Black Sheep Coffee
- Bread Street Kitchen & Bar
- Cinnamon Kitchen
- Clean Kitchen Club
- Control Room B
- Crosstown
- Fiume
- Gordon' Street Pizza
- Grind
- Itsu
- Joe & The Juice
- Joia
- Kova Patisserie
- Le Bab
- Leon
- Megan's
- Oseyo
- Over Under Coffee

- Paris Baguette
- Poke House
- Roti King
- Searcys Rolls-Royce
- Champagne Bar
- Vanmoof
- Venchi
- Where The Pancakes Are
- Tapas Brindisa
- Tozi Grand Cafe
- Tonkotsu
- Vagabond Wines
- White & Co
- Wright Brothers



Cinema

- The Cinema in the Arches
- The Cinema in the Power Station



Health Clubs

- BMF Urban Battersea
- Boom Cycle
- BXR Boxing Gym
- Third Space



The Turbine Theatre



Art'otel



- Apple
- IWG
- SharkNinja
- Penguin Random House
- Dorling Kindersley
- Omega Pharma
- Perret Laver



Over+under

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.



BATTERSEA POWER STATION

Over+under



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.



Set back from the roadside and within its own landscaped gardens, the entrance provides an appropriate welcome, suited to progressive business.

People+place

At the heart of the Fuse vision is the individual. It is a place where people will want to work rather than have to work.

This is a building that puts people first, in an environment that encourages community and provides opportunity for people to thrive within a workspace designed to enhance personal and professional performance.



The external gardens migrate in to a generous, double-height reception.

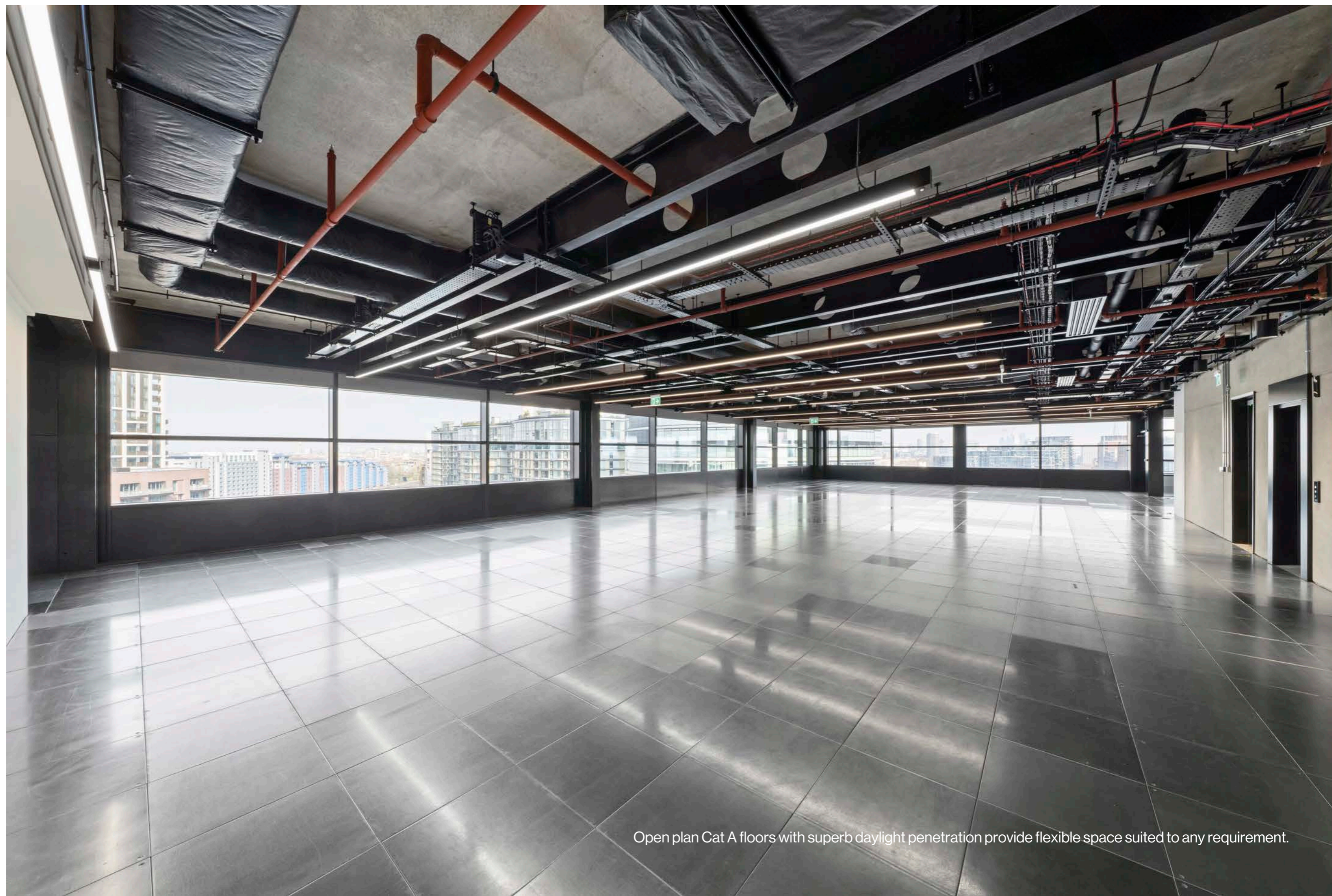


A

3

RECEPTION

OFFICE



Open plan Cat A floors with superb daylight penetration provide flexible space suited to any requirement.



Appropriate for a variety of occupier types, Fuse provides efficient, effective and expressive floors.





Panoramic views of a bustling city can be enjoyed and shared from the private roof garden.



	OFFICE (NIA)		TERRACES	
Eleventh (Communal)	-	-	1,894 sq ft	176 sq m
Tenth	4,004 sq ft	372 sq m	194 sq ft	18 sq m
Ninth	4,004 sq ft	372 sq m	194 sq ft	18 sq m
Eighth	4,198 sq ft	390 sq m	-	-
Seventh	4,198 sq ft	390 sq m	-	-
Sixth	4,198 sq ft	390 sq m	-	-
Fifth	4,198 sq ft	390 sq m	-	-
Fourth	4,198 sq ft	390 sq m	-	-
Third	4,176 sq ft	388 sq m	-	-
Second	4,176 sq ft	388 sq m	-	-
First	2,174 sq ft	202 sq m	-	-
Ground (Reception)	775 sq ft	72 sq m	-	-
TOTAL	40,299 sq ft	3,744 sq m	2,282 sq ft	212 sq m

All areas to be verified on completion in accordance with RICS 'Code of Measuring Practice'.

Public Realm
Approx. 23,000 sq ft // 2,130 sq m



Ground Floor
Office 775 sq ft // 72 sq m



Not to scale
All areas are Net Internal Areas and for identification purposes only


**Battersea Power
Station**
(150m)
↓

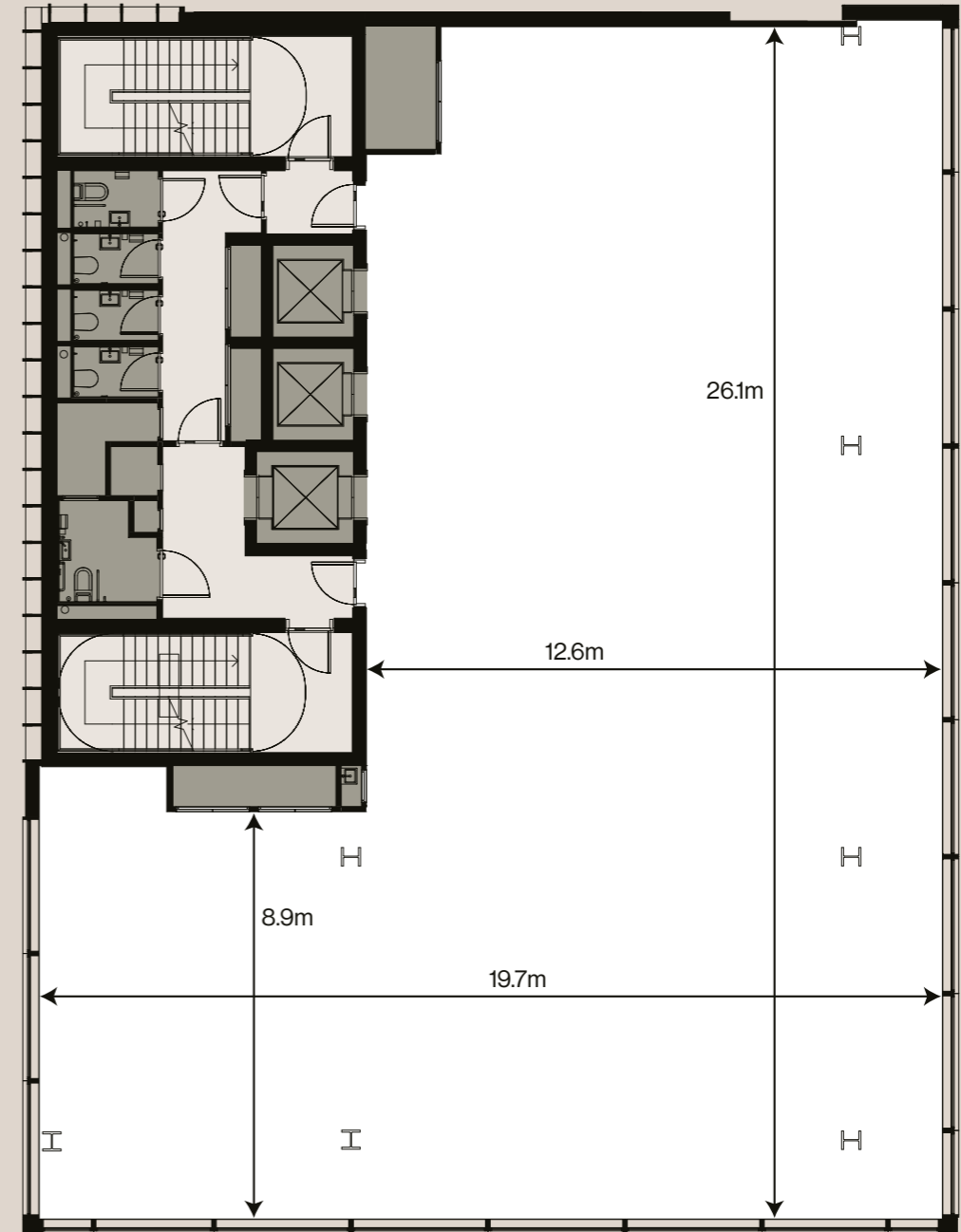


First Floor
Office 2,174 sq ft // 202 sq m



BATTERSEA PARK ROAD

Second and Third Floor
Office 4,176 sq ft // 388 sq m

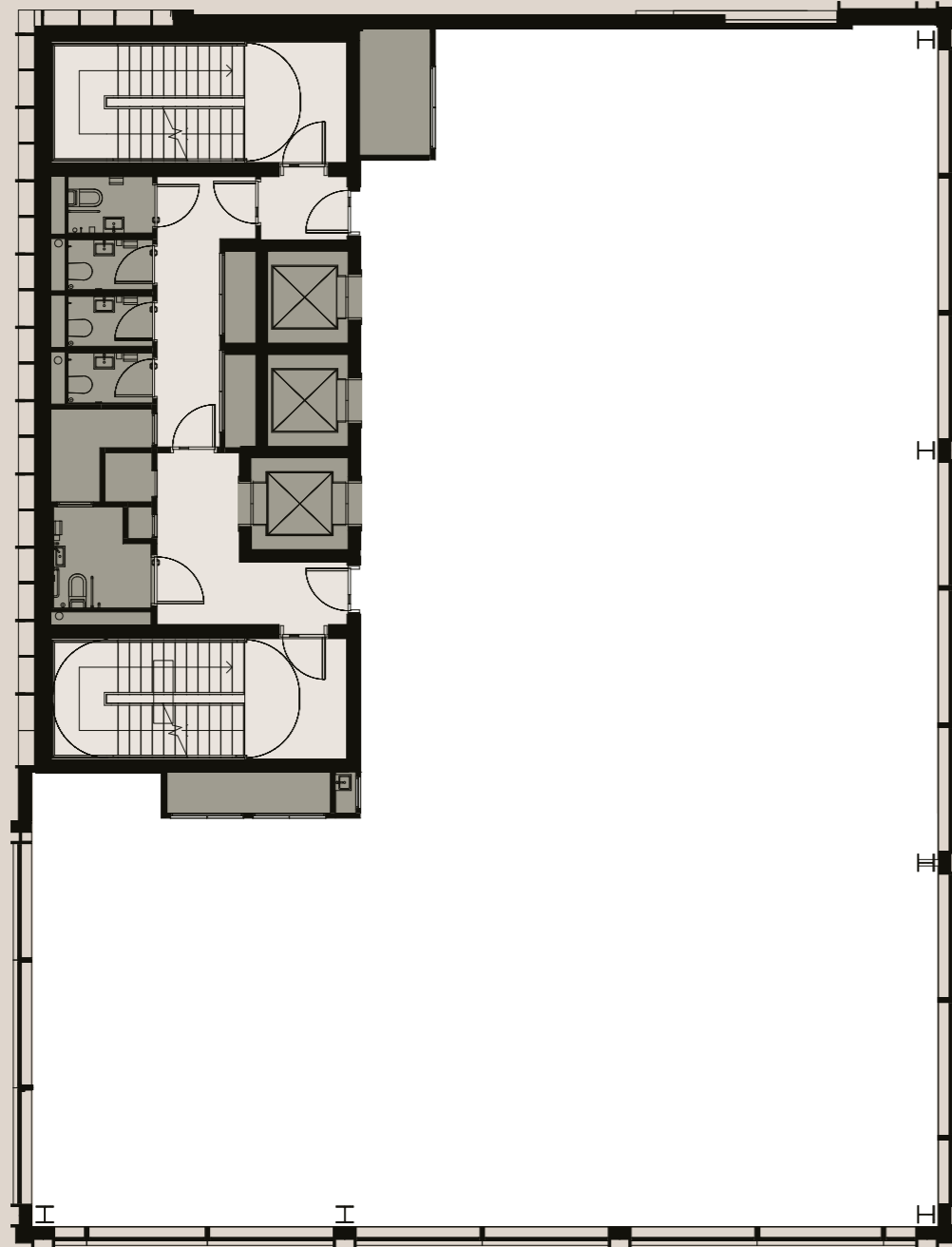


BATTERSEA PARK ROAD

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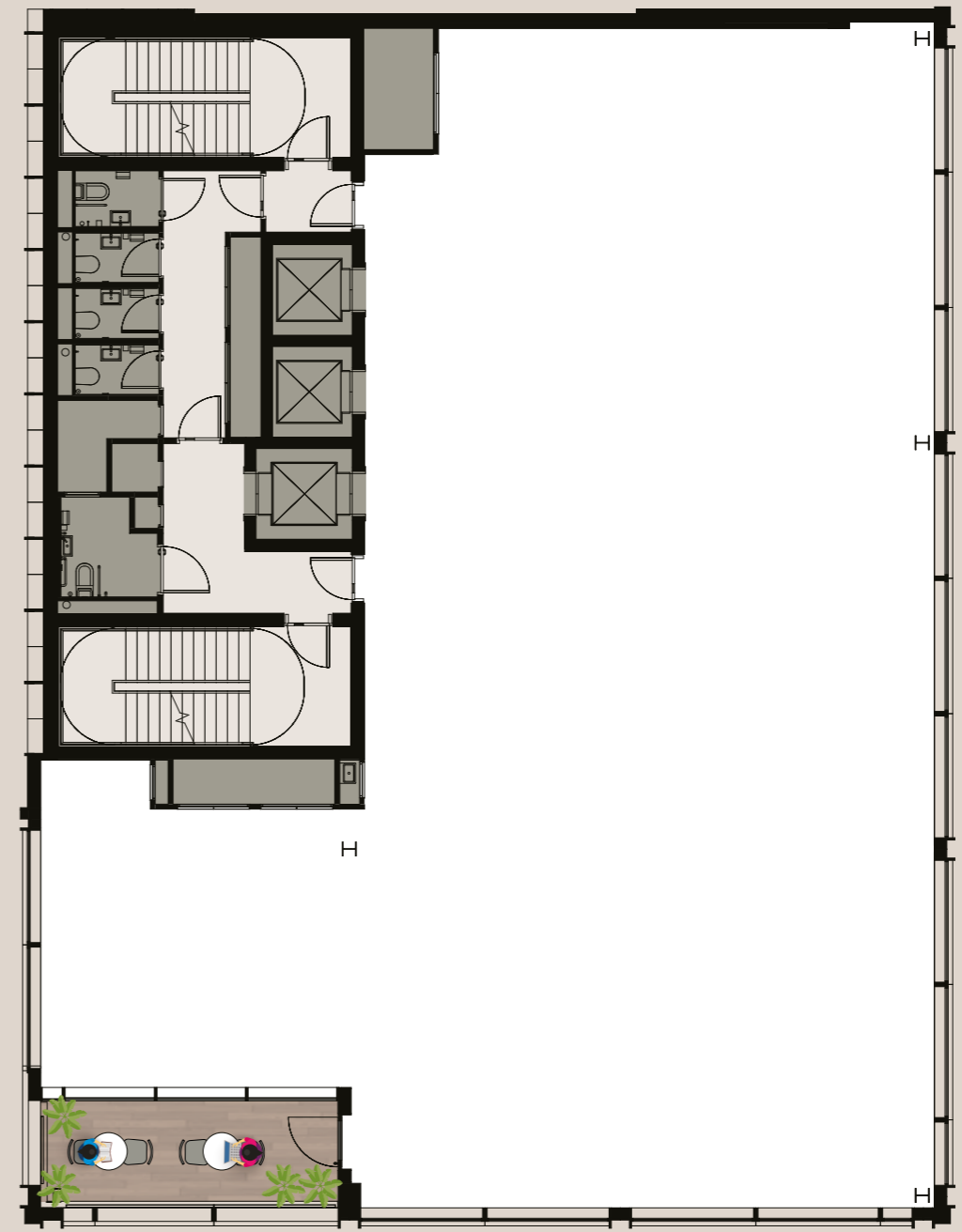


Fourth to Eighth Floor
Office 4,198 sq ft // 390 sq m



BATTERSEA PARK ROAD

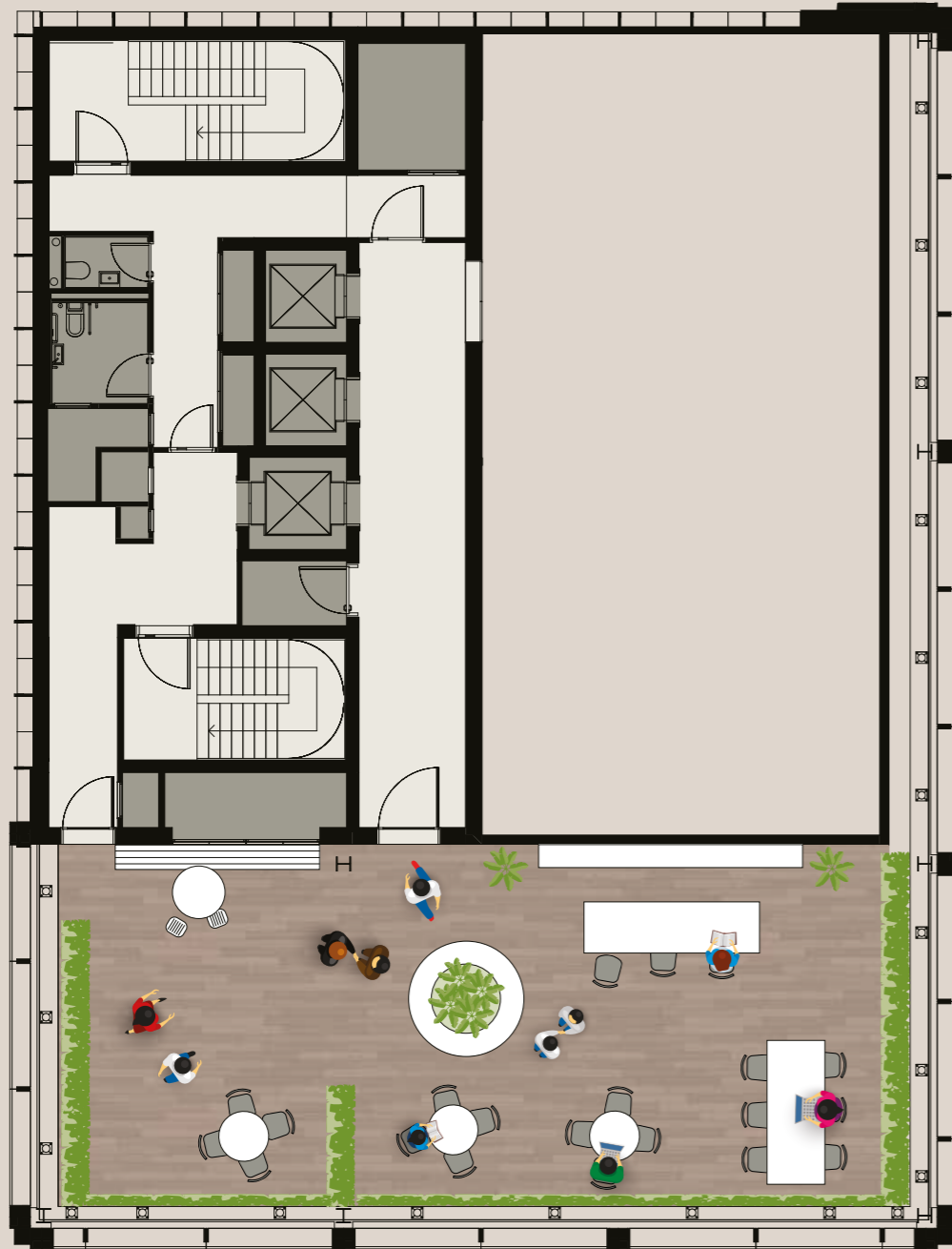
Ninth to Tenth Floor
Office 4,004 sq ft // 372 sq m
Terrace 194 sq ft // 18 sq m



BATTERSEA PARK ROAD

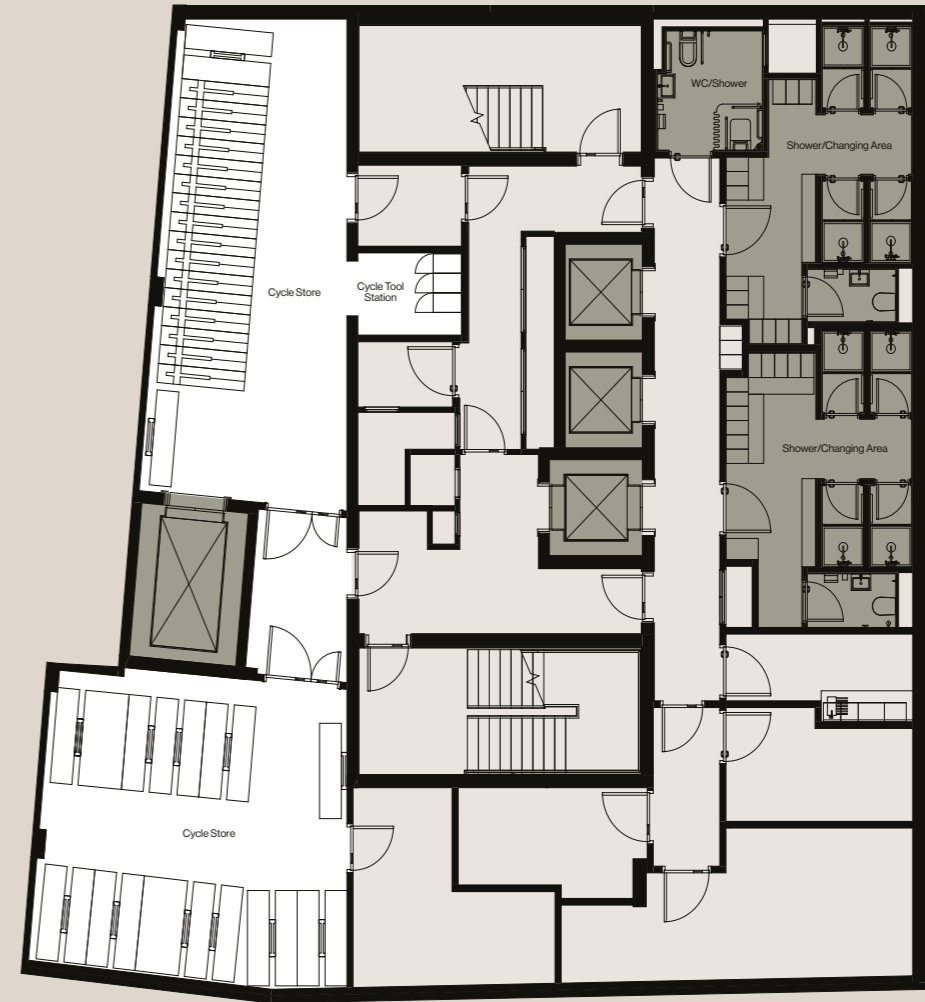


Roof Garden
1,894 sq ft // 176 sq m



BATTERSEA PARK ROAD

Lower Ground
Cycle Racks 89
Showers 8
Lockers 98



BATTERSEA PARK ROAD

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Sustainability

Fuse is within the top 1% of the UK's most sustainable buildings.



40% reduction in embodied carbon relative to other new builds via use of pre-cast low carbon cassettes



Intelligent Building Management System and meters to monitor, measure and control energy use



Net zero carbon in operation with all electricity from renewable sources



100% electric building in operation



High performance glazing for temperature control



EPC A



Resilient thermal comfort system and low U values



Low energy lighting through use of LEDs

BREEAM®

BREEAM Outstanding (targeted)

Wellness



5 mins to Battersea Park



23,000 sq ft of public realm



Market-leading levels of fresh air by delivering 14 litres per second of fresh air and CO₂ zonal monitoring



5 mins to Thames riverside



Dedicated cycle entrance and lift with 89 spaces



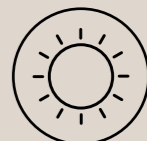
WELL Gold (targeted)



Best-in-class end-of-journey facilities including 8 shows and 98 lockers



2,400 sq ft of private and communal terrace space

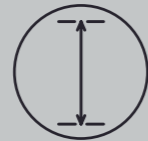


Exceptional daylight penetration on all floors due to floor-to-ceiling heights and expansive windows

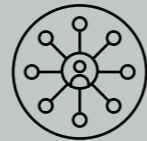
Spec and tech



Office floor to ceiling 2,900mm



Reception floor to ceiling 7,630mm



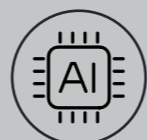
Super-digitally connected building



Office occupancy 1:8 sq m/person



4 pipe VRF fan coil air conditioning



SMART enabled



Structural grid predominantly 9,000 x 12,600mm



Three 10 person passenger lifts serve all office floors



WiredScore Gold (targeted)



The London & Argyll Group is an established real estate investment and development company whose primary focus is the Central London office market.

londonandargyll.com



Developer
London & Argyll Group

Architect
AHMM

Contractor
Mace

M&E Consultant
AECOM and Caldwell

Structural Engineer
Walsh

Planning Advisor
Gerald Eve

Project Manager
Cast

Environmental Design
Atelier Ten



Nick Codling
nick.codling@knightfrank.com
+44 (0)20 7861 1274
+44 (0)7917 593 469

Serena Harwood
serena.harwood@knightfrank.com
+44 (0)20 7967 7184
+44 (0)7790 344 116

Tom Latham
tom.latham@knightfrank.com
+44 (0)20 7861 1681
+44 (0)7483 463 225



Ben Orchard-Smith
ben@kontor.com
+44 7557 988115

Freya Dingwall
Freya@kontor.com
+44 7375 860911

Andrew Gibson
andrew@kontor.com
+44 7866 602381



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All images are computer generated and for illustrative purposes only.

fuse.london