

INGATEWORKS

BATTERSEA SW8 3NS



- FULLY FITTED SECOND FLOOR WORKSPACE REMAINING
- 763 SQ FT TO LET
- BREAK OUT & SOCIAL SPACES
- COMMUNAL KITCHEN
- SHOWERS AND CYCLE RACKS

Conveniently located to benefit from the regeneration of Battersea and Nine Elms and with excellent transport links into both Victoria and Waterloo.





**FLEXIBLE WORKSPACE  
TO SUIT ALL BUSINESSES.  
763 SQ FT AVAILABLE TO  
RENT.**



## DESCRIPTION

With full height glazing to large sections of the floors and generous floor to ceiling heights, Ingate Works provides modern floorplates with an abundance of natural light throughout.

Exposed columns and suspended lighting will enhance the feeling of volume to create a flexible workspace.

## CAT A SPECIFICATION

Fully fitted

Break out / social spaces

Communal kitchen

LED lighting

VRF air conditioning

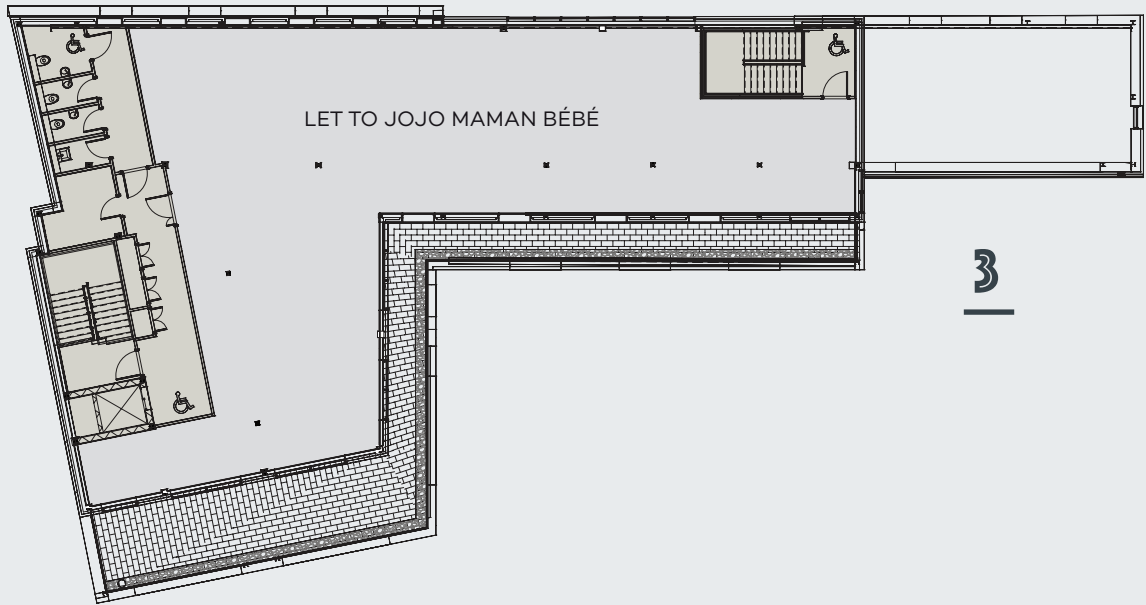
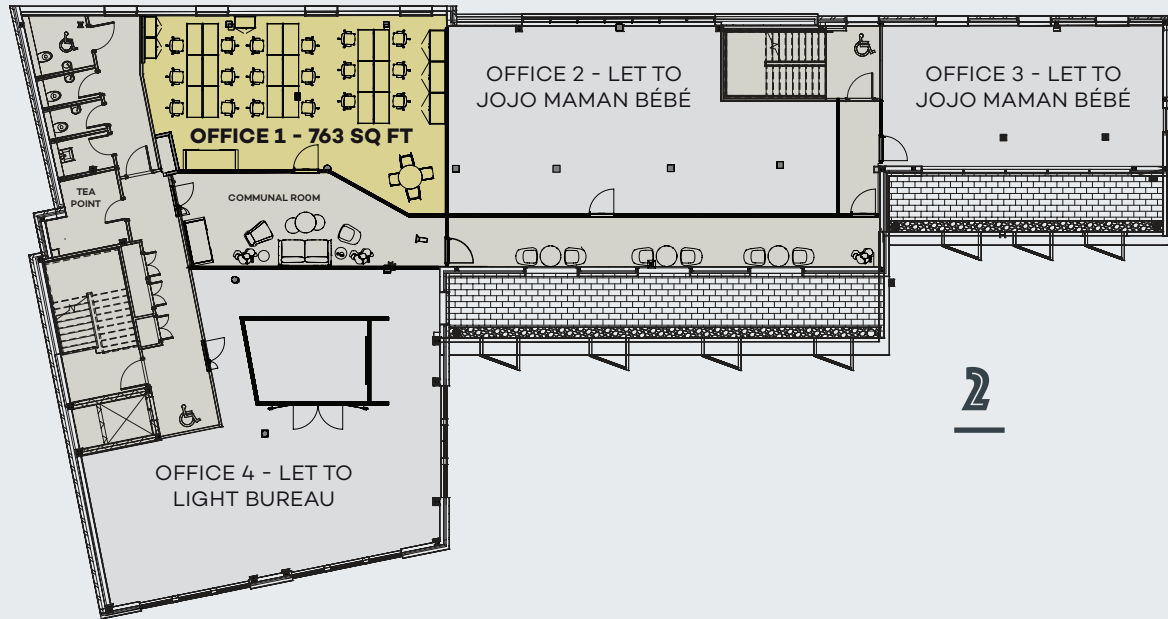
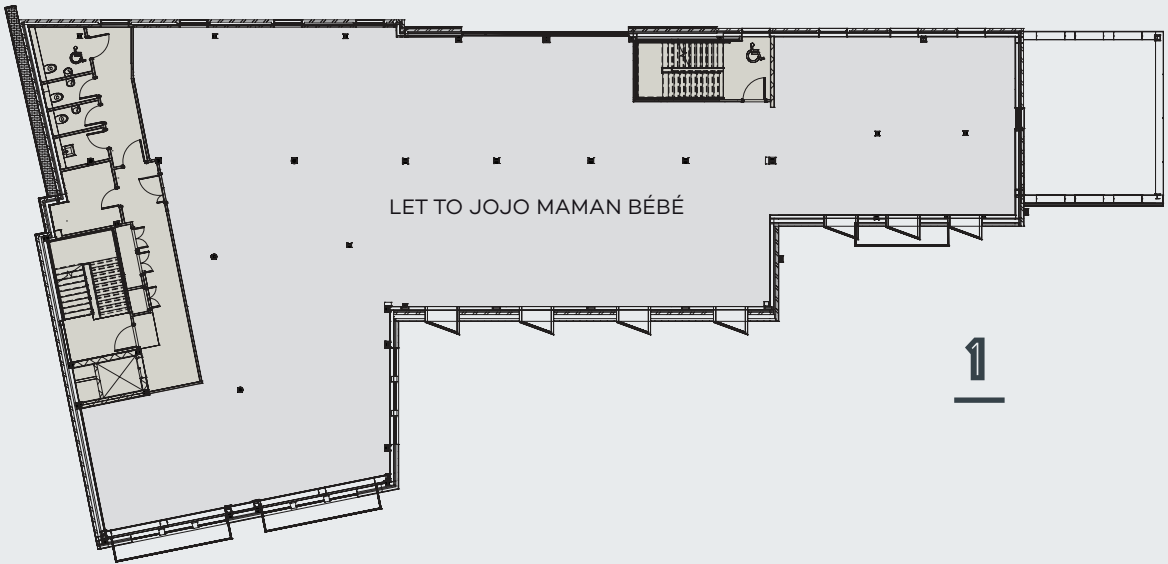
Passenger lift

Showers

Cycle Racks



FLOOR PLANS



FLOOR AREAS (Net Internal Areas)

Third floor	Let to JoJo Maman Bébé	
<b>Second floor - Office 1</b>	<b>763 sq ft</b>	<b>70.8 sq m</b>
Second floor - Office 2&3	Let to JoJo Maman Bébé	
Second floor - Office 4	Let to Light Bureau	
First floor	Let to JoJo Maman Bébé	
Ground floor	Let to Forum Auctions	
<b>Total</b>	<b>763 sq ft</b>	<b>70.8 sq m</b>



# EXCELLENT AMENITIES WITHIN A SHORT WALK.

For eating, drinking and entertaining Battersea Power Station and the local shops, bars and restaurants offers something for everyone. If you are looking for something a little quieter the 200 acres of green space at Battersea Park is only 5 minutes from your front door providing an oasis of calm to take a break for lunch or a run down the river.



## Amenities within a short walk of Ingate Works

- Battersea Park
- The Masons Arms
- No.29 Power Station West
- Megan's
- Wright Bros.
- Tapas Brindisa
- Fiume
- Sendero
- Vagabond Wines
- Battersea General Store
- Archlight Cinema
- Battersea Brewery
- Tonkotsu
- Boom Cycle
- Cinnamon Kitchen
- Gordon Ramsay Street Pizza
- Sainsbury's



INGATE WORKS BENEFITS FROM RAPID LINKS INTO VAUXHALL, VICTORIA AND WATERLOO. THE NEW NORTHERN EXTENSION OFFERS DIRECT AND EASY ACCESS TO THE UNDERGROUND NETWORK.



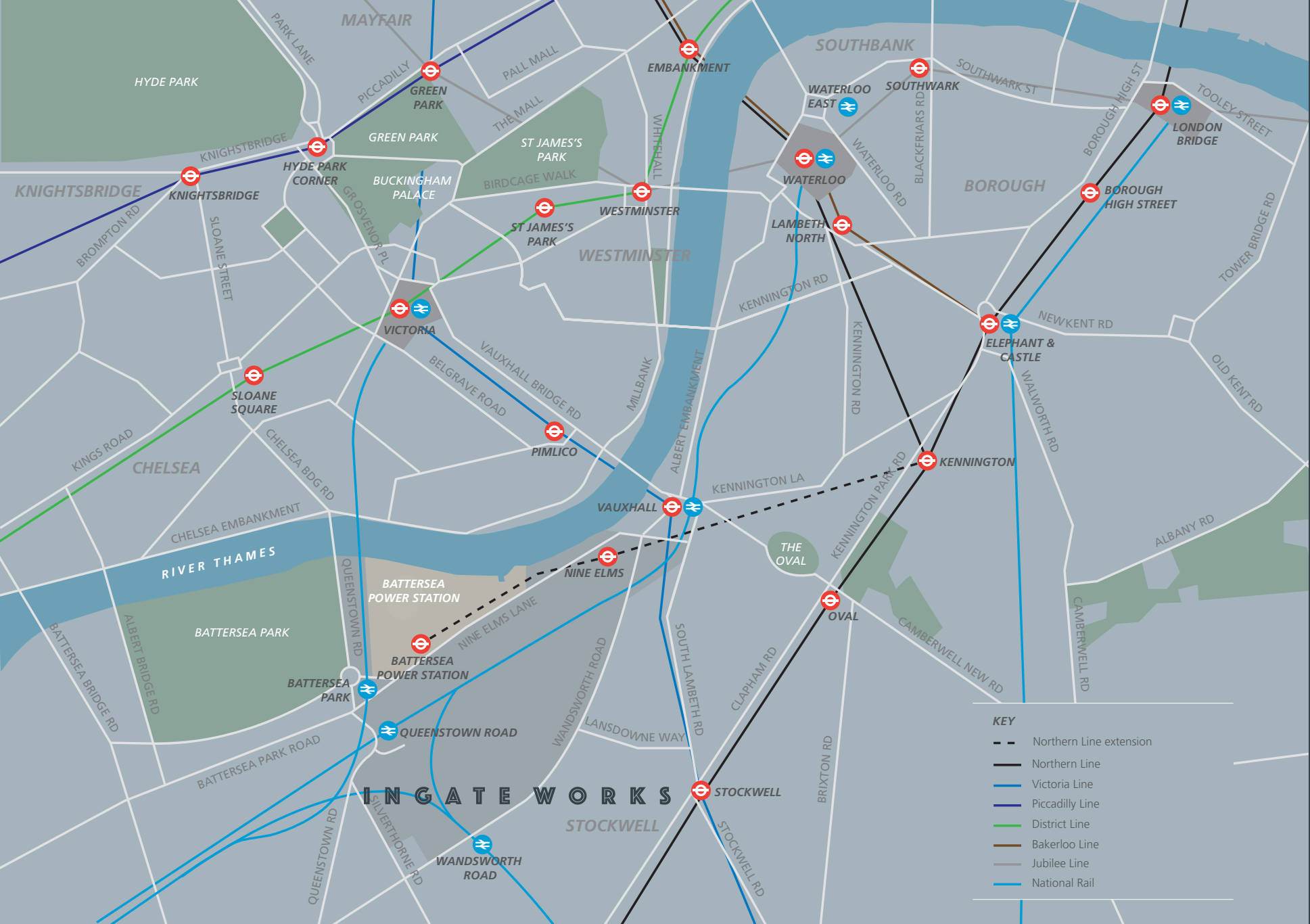
With the Northern Line extension now complete, connectivity has significantly improved. Battersea Power Station can be accessed within an 8 minute walk.

By Underground from Battersea Power Station	⚡
(estimated minutes)	
London Bridge	10
Bank	14
Canary Wharf	19
King's Cross	22

By rail from Queenstown Road	🚆
(minutes)	
Vauxhall	3
Clapham Junction	3
Waterloo	9
Richmond	19
Wimbledon	20

By rail from Battersea Park	🚆
(minutes)	
Victoria	4
Clapham Junction	4
Balham	10
West Croydon	28

Walking time to stations from Ingate Works	🚶
(minutes)	
Queenstown Road 🚆	1
Battersea Park 🚆	5
Battersea Power Station ⚡	8
Nine Elms ⚡	24
Vauxhall 🚆⚡	30



# INGATEWORKS

BATTERSEA LONDON SW8 3NS

[clowes-ingateworks.co.uk](https://clowes-ingateworks.co.uk)

**Available to let.**

**For further information**  
please contact the joint agents.



**Tom Wildash**  
M: 07825 454 808  
E: [tom.wildash@colliers.com](mailto:tom.wildash@colliers.com)

**Alex Waters**  
M: 07936 338 784  
E: [alex.waters@colliers.com](mailto:alex.waters@colliers.com)



**George Rowling**  
M: 07806 853 718  
E: [george@houstonlawrence.co.uk](mailto:george@houstonlawrence.co.uk)

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**Marc Freeman**

Director

[Marc.Freeman@clowes.co.uk](mailto:Marc.Freeman@clowes.co.uk)  
07973 681 267 • 01335 360 353

