

OSMO

Battersea



WELCOME TO

166,000

SQ FT. OF EXPANSIVE
WORKSPACE CONNECTED
WITH NATURE



AN INDICATIVE VIEW OF OSMO SET AT THE HEAD OF THE LINEAR PARK



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



THE AREA






OSMO




BATTERSEA
POWER
STATION
3 MINS


BATTERSEA
POWER
STATION
2 MINS


NINE ELMS
5 MINS


VAUXHALL
10 MINS

LINEAR
PARK

NEW
COVENT
GARDEN
MARKET

LUPUS ST.

GROSVENOR RD.

BATTERSEA PARK RD.

GEORGES SQUARE

VAUXHALL
BRIDGE

VAUXHALL
PLEASURE
GARDENS

KENNINGTON LN.

THE
OVAL

US EMBASSY

VAUXHALL
SKY GARDENS

S. LAMBETH RD.

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 LINEAR PARK



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



AN ICONIC

DESTINATION





GORDON RAMSAY
BREAD STREET
KITCHEN & BAR



WRIGHT BROS. LTD



V A G A
B O N D

birdies
CRAZY GOLF CLUB



Aēsop®

OVER 100 SHOPS, RESTAURANTS AND LEISURE FACILITIES INCLUDING

THE
C I N E M A
IN THE ARCHES

CINNAMON
KITCHEN

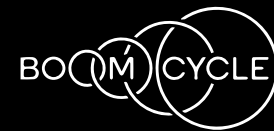
STREET PIZZA
GORDON RAMSAY

Arcade

FIUME



megan's



BXR
LONDON

» BMF | URBAN

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

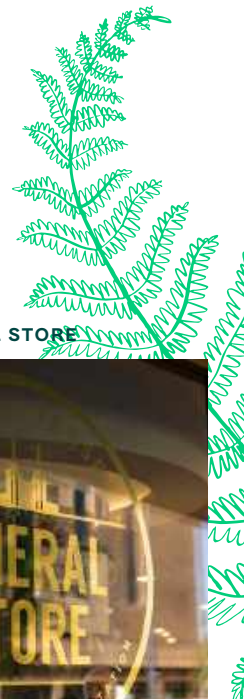
BATTERSEA GENERAL STORE



GORDON RAMSAY STREET PIZZA



AN ECLECTIC ARRAY OF EXCITING NEW AMENITIES



LOVE YOUR

LIFESTYLE





OUT & ABOUT



LINNAEAN



THE ALCHEMIST

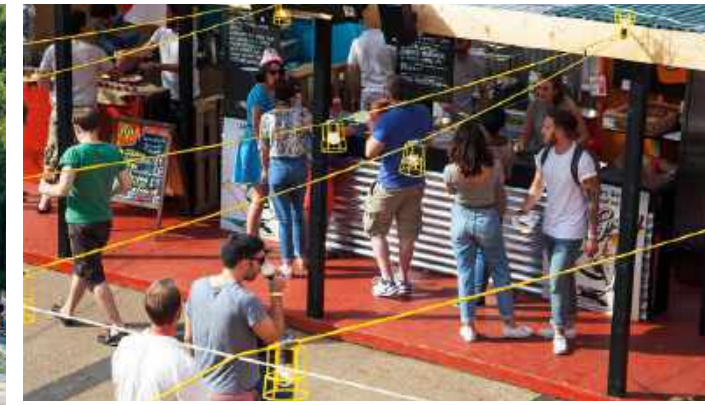


BRUNSWICK HOUSE



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

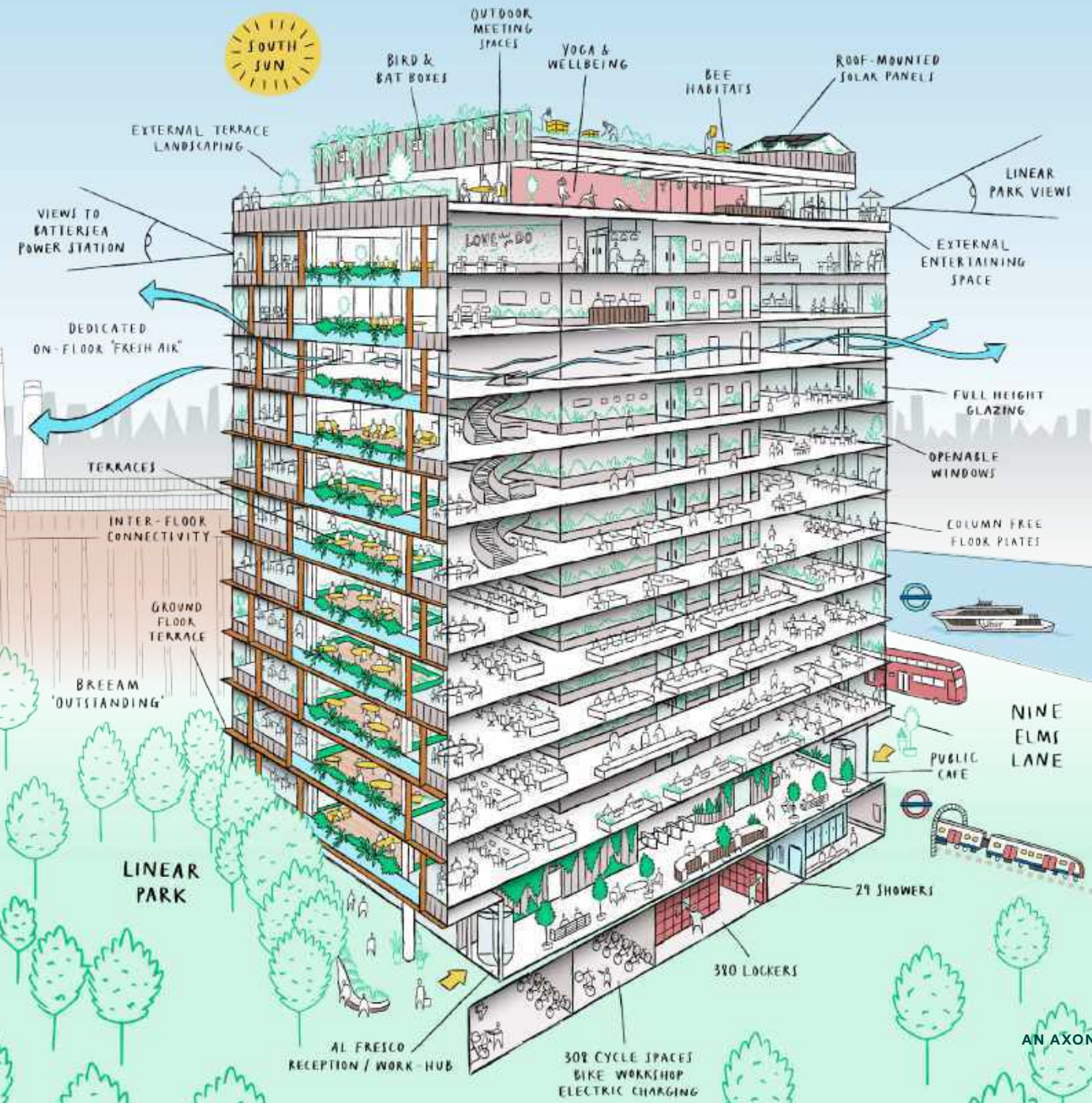
THE AREA



BATTERSEA PARK

BATTERSEA FOOD FESTIVAL

OSMO IN AXO



THE BUILDING

AN AXONOMETRIC VIEW OF THE BUILDING

THE AVAILABILITY

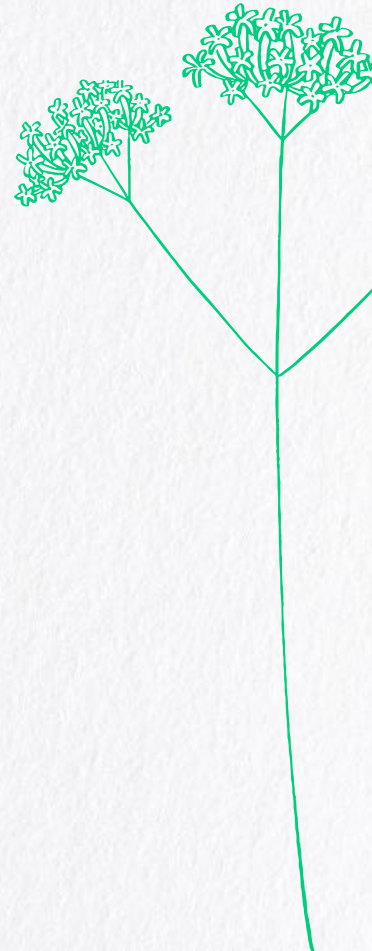
OUTDOOR MEETING SPACES

YOGA & WELLBEING

URBAN BEE-KEEPING



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	U/O	U/O	312
1	U/O	U/O	312
Reception	3,401	315	
Ground Floor Retail	1,356	126	
Ground Floor Cafe	U/O	U/O	
TOTAL OFFICE NIA	165,981	15,420	9,354
TOTAL BUILDING NIA	172,881	16,061	9,354



PUBLIC CAFE



THE BUILDING

THE IMPRESSIVE ARRIVAL EXPERIENCE WHERE THE OUTDOORS MEETS THE INDOORS





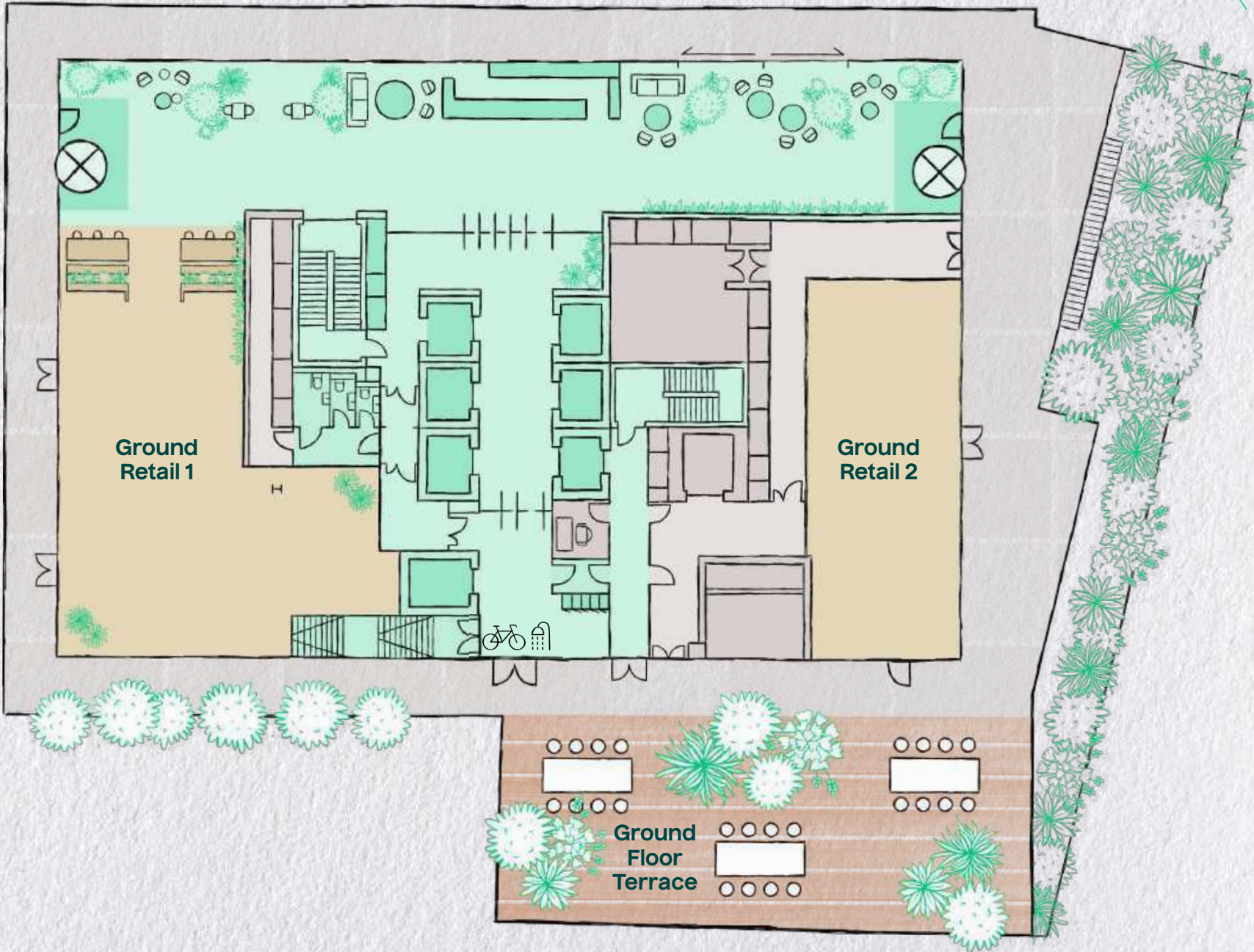
GROUND FLOOR

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





12 MULTIFUNCTION A
YOGA 10:30AM, LECTURE 2:30PM
12 MULTI-FUNCTION B
OSMO SOCIAL 2:30PM
11 MOON INX
10 SYNERGY CORP
9 ACME INC
8 GEMINI
7 BLUE CHIP LTD
6 SPACE INNOVATIONS
5 WHITE CUBE
4 C.T.C
3 FRANKLIN HOUSE
2 RAVALDI & CO
1 FONDI COFFEE

09.21 | 03.05.23 | 21C

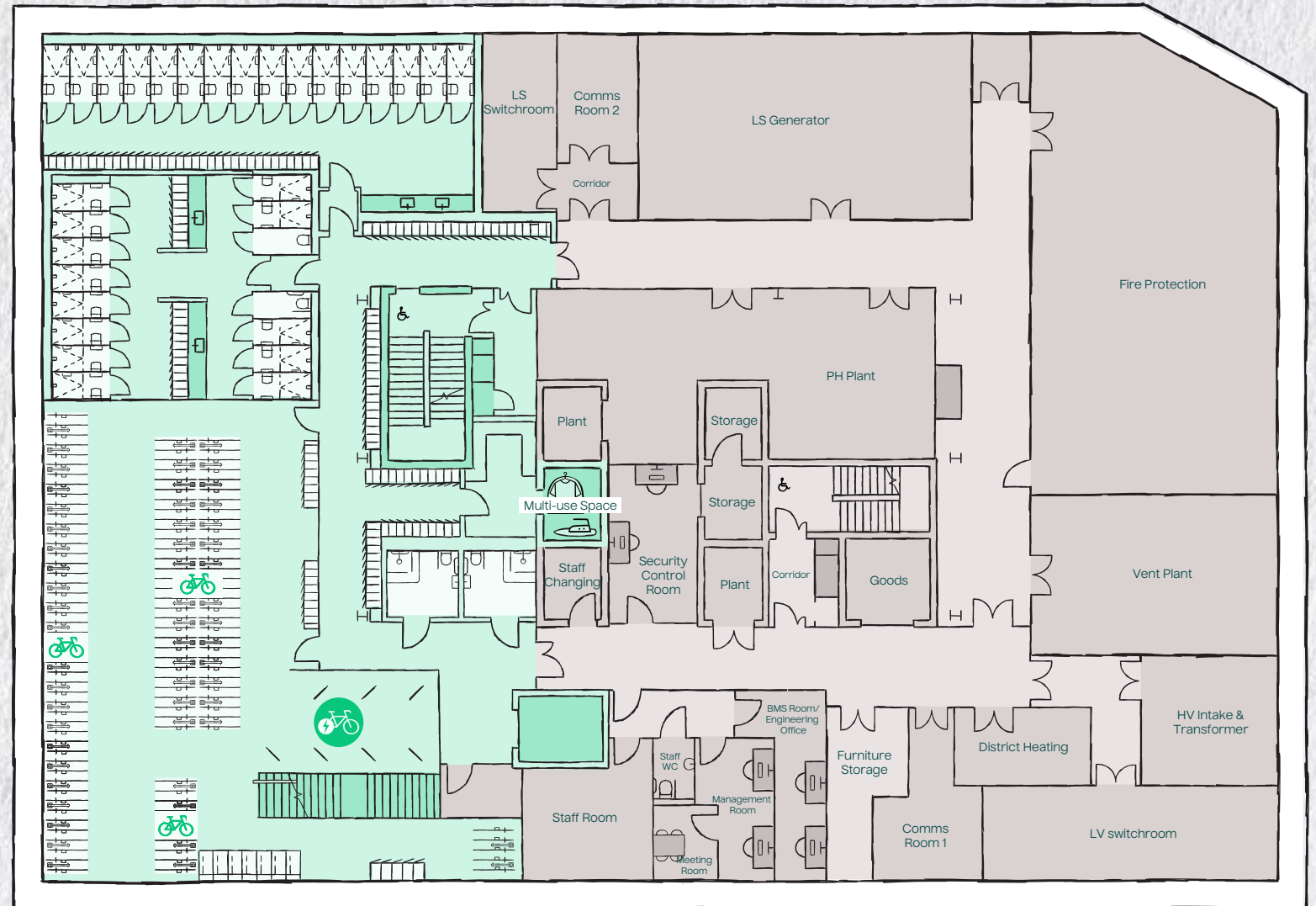
STAIR >
WC >



LOWER GROUND FLOOR

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

LG





AN ARTIST'S IMPRESSION OF THE SHOWERS AND CHANGING FACILITIES

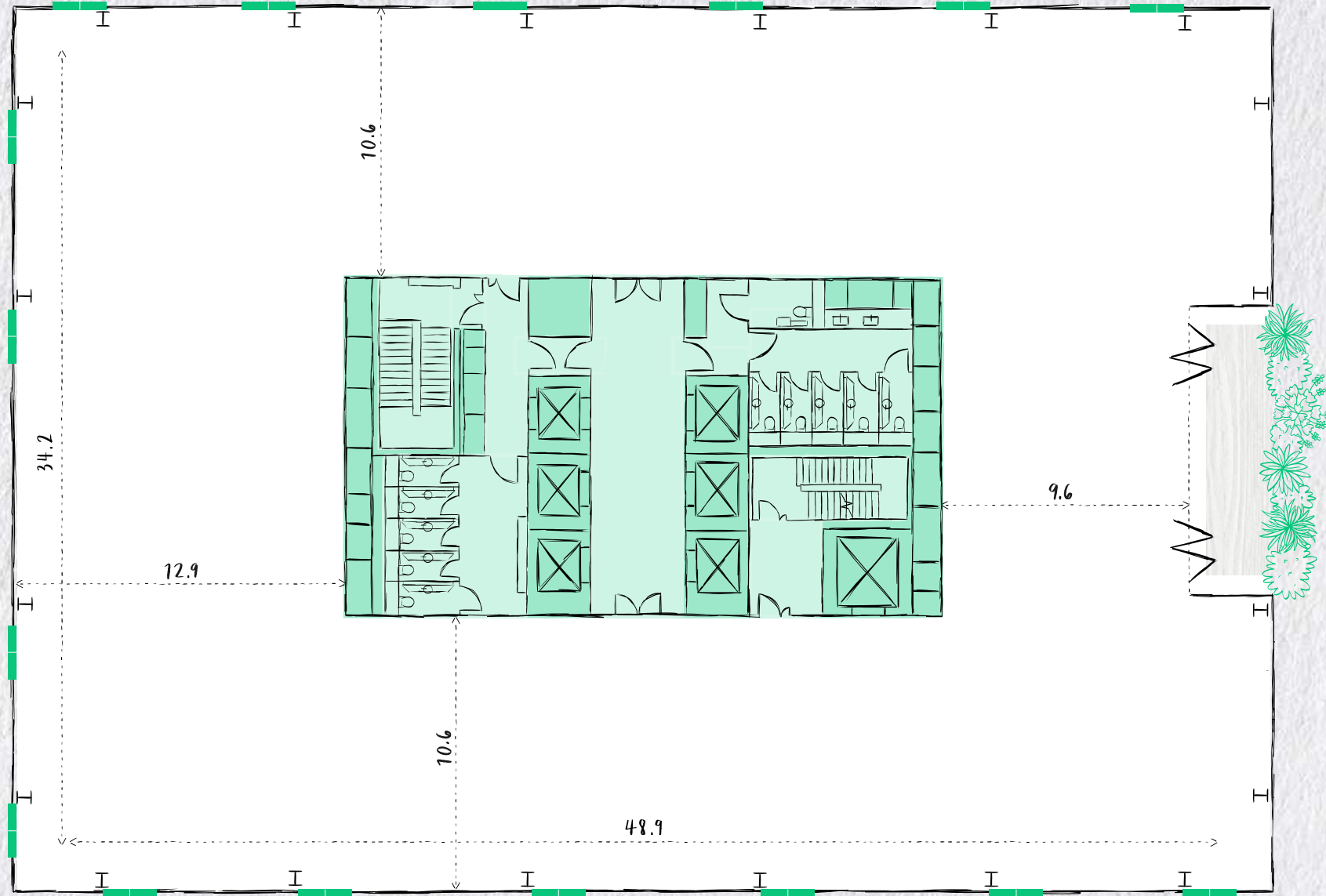


FLOORS 1-11

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

Terrace: 312 sq. ft | 29 sq. m

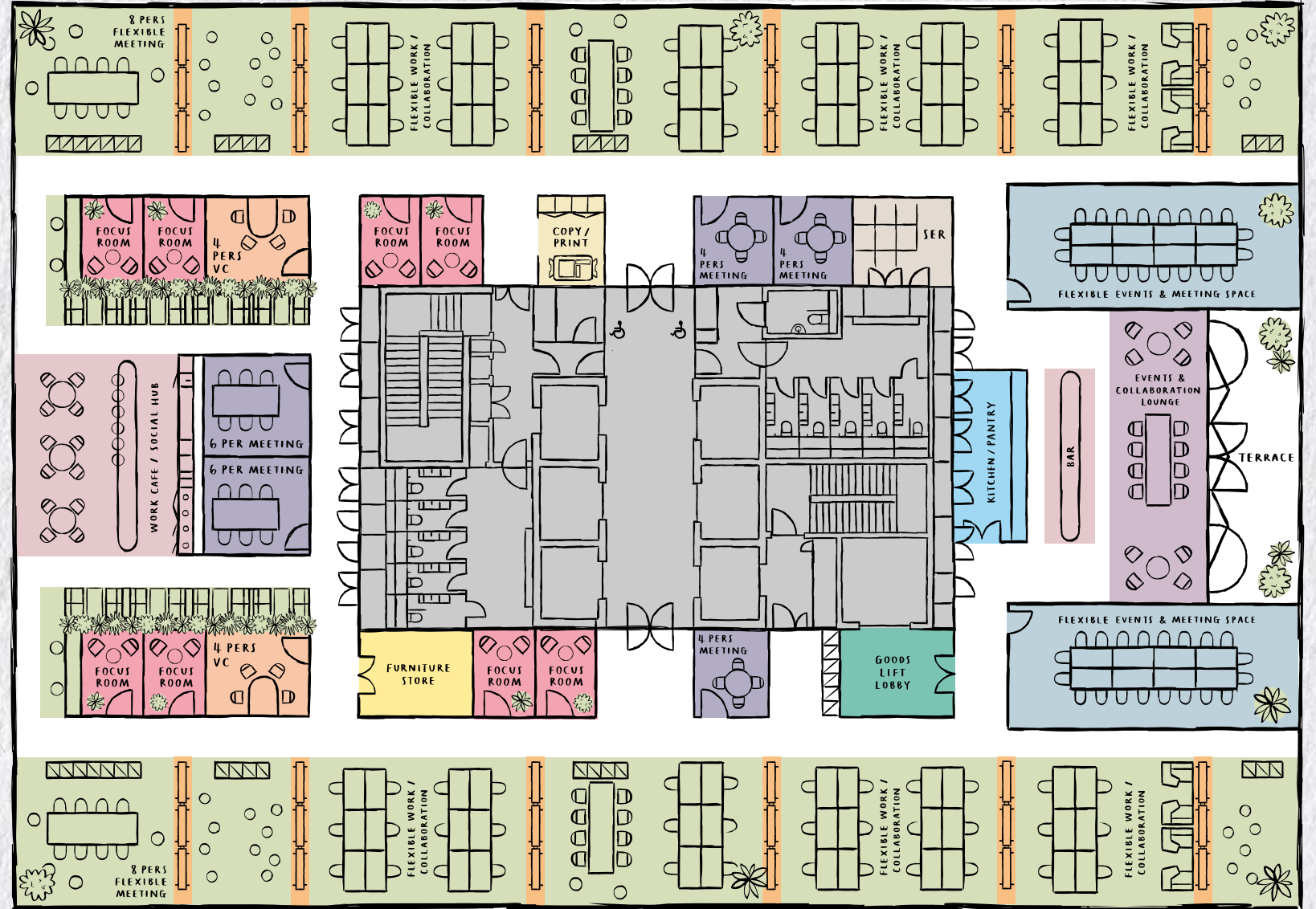
1-11



MEDIA OPTION 1

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

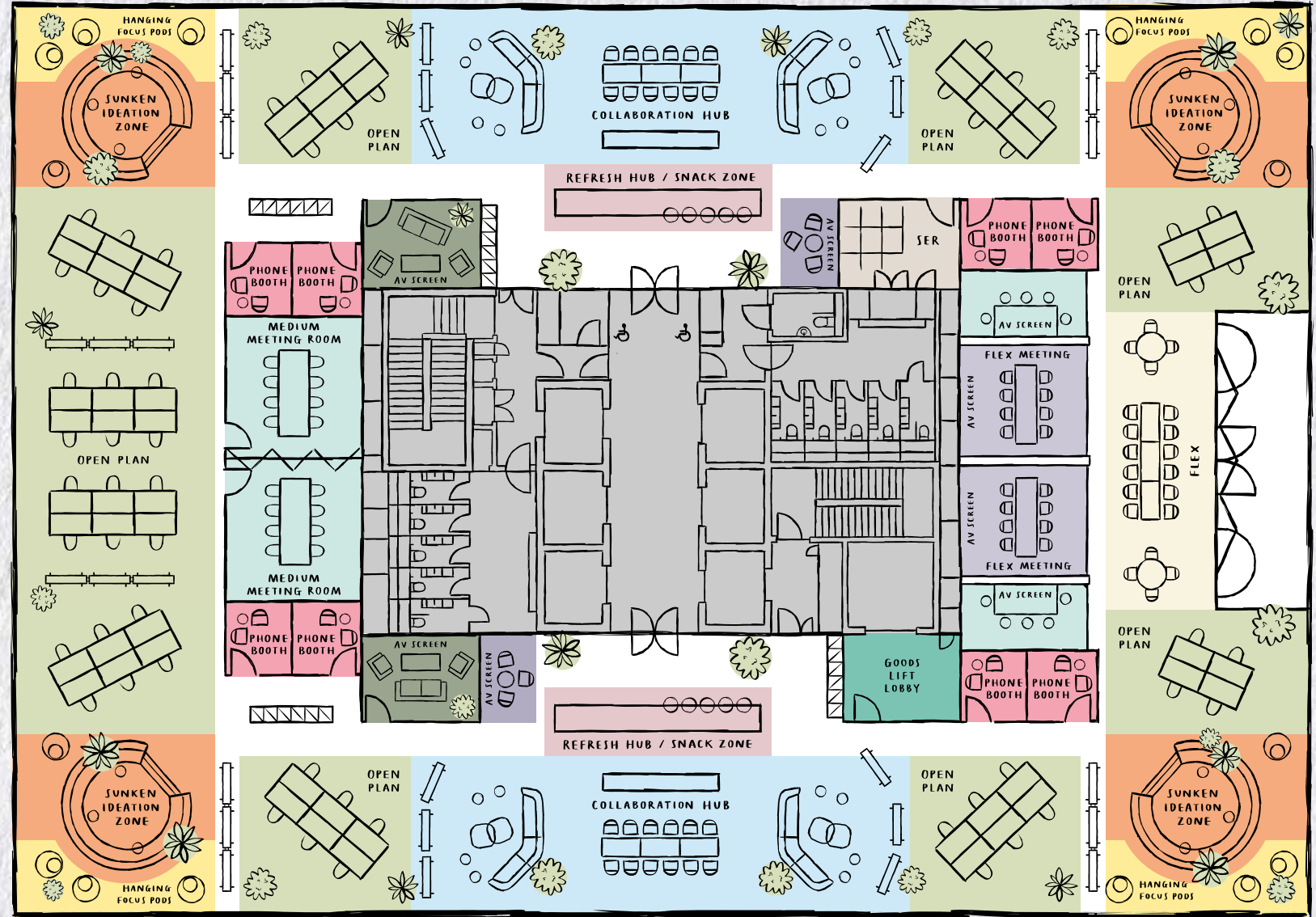
- OPEN PLAN ZONE (168 SEATS)**
72 agile desk count
96 alternative work settings
- 36 COLLABORATION WALLS**
- 8 FOCUS ROOMS**
- 2-4 PERSON VC**
- 6 MEETING ROOMS**
4 rooms with 4 seats
2 rooms with 6 seats
- 2 LARGE FLEXIBLE MEETING (40 SEATS)**
- GOODS LIFT LOBBY**
- 1 SER ROOM**
- 2 REFRESH HUB / SNACK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

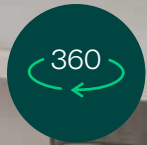


MEDIA OPTION 2

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



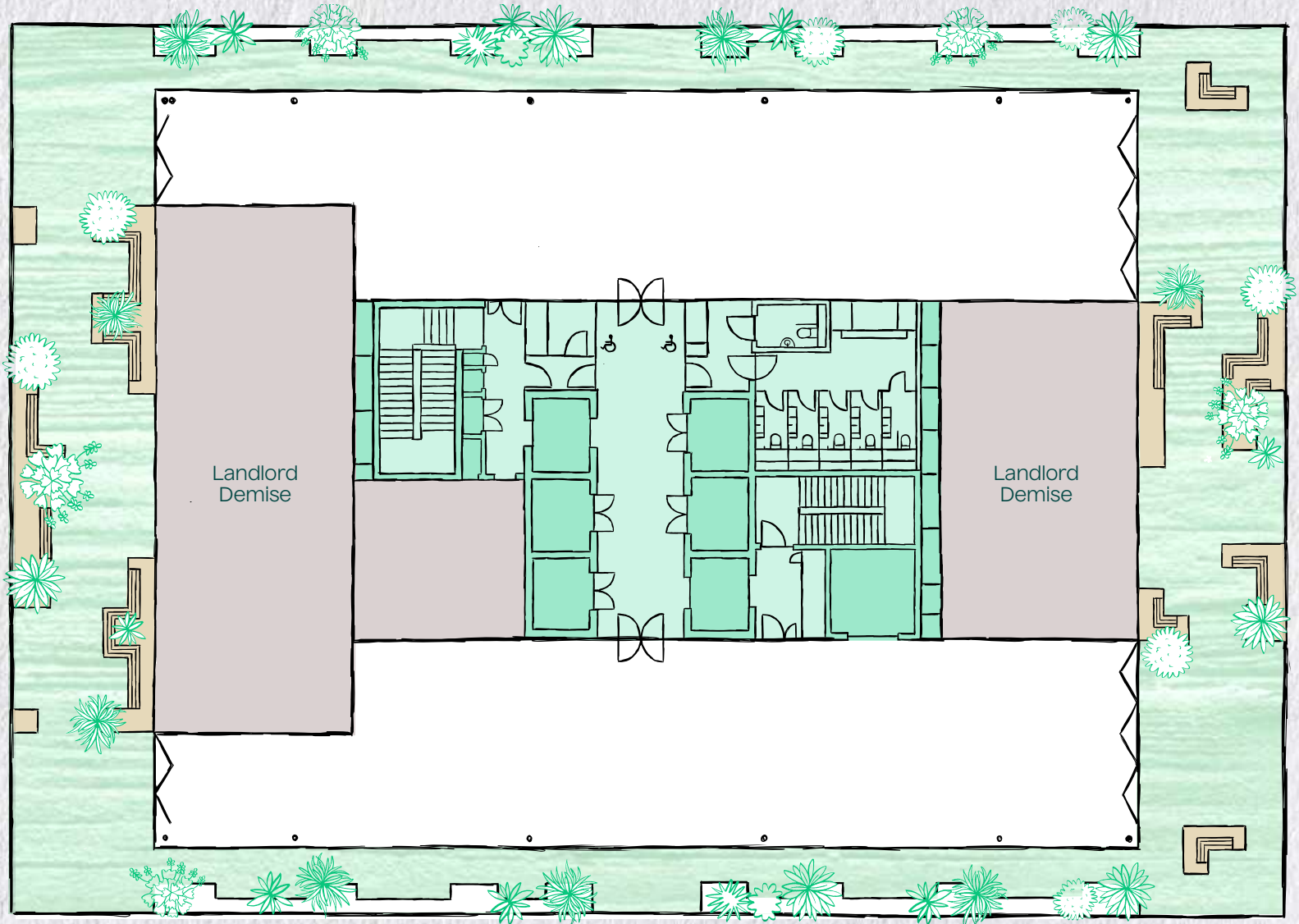


SKY SUITE & ROOF TERRACE

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

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

12





COMMUNAL ROOFTOP TERRACE

THE BUILDING

AN ARTIST'S IMPRESSION OF THE VIEW SOUTH FROM THE 12TH FLOOR TERRACE



THE BUILDING



AN ARTIST'S IMPRESSION OF THE SKY SUITE AND ROOF 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



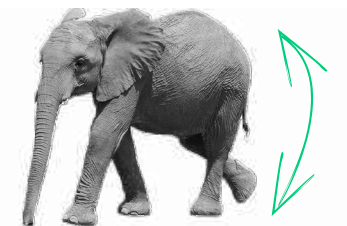
6 passenger lifts, separate goods lift & separate bike lift



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



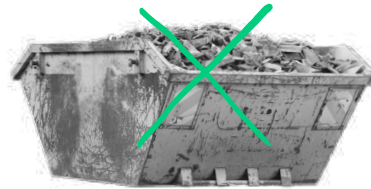
ESG CREDENTIALS



BREEAM Outstanding



Zero CO2 in operation



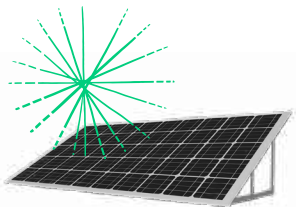
100% waste diverted from landfill during construction



LED lighting throughout the building



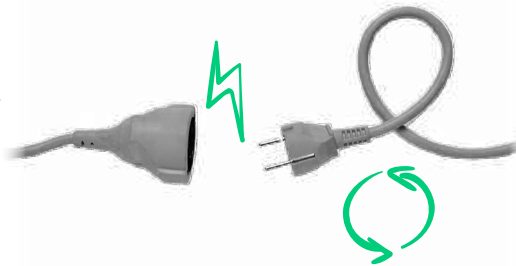
340 cycle spaces & bike workshop



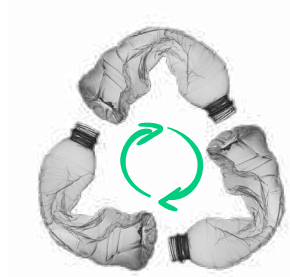
Solar paneled roof



Full height glazing with openable 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

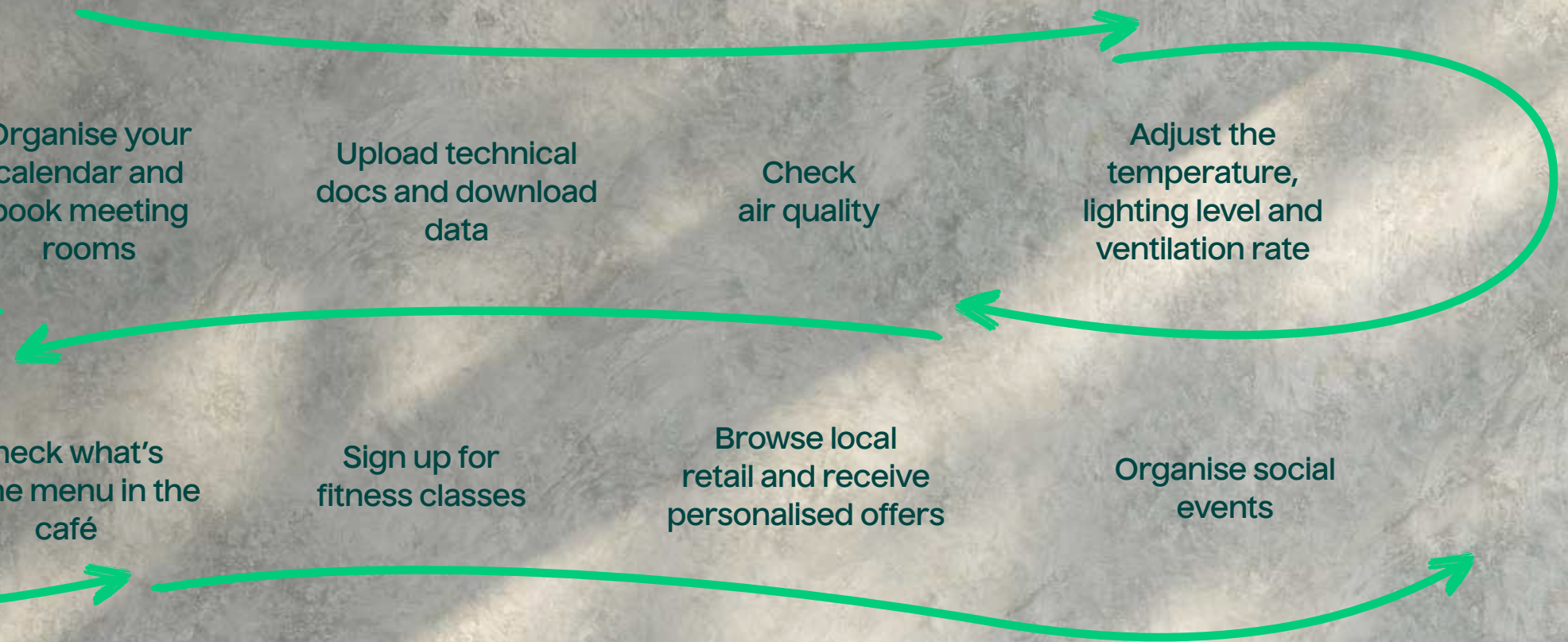
Adjust the temperature, lighting level and ventilation rate

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

STATE-OF-THE-ART
SHOWERS &
LOCKERS

SMART VENDING
MACHINE

LAUNDRY,
DRY CLEANING
& IRONING

346 CYCLE
SPACES

24 HR
BROMPTON
BIKES

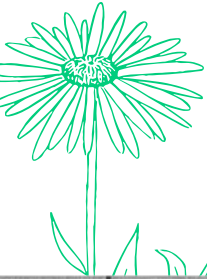
FOLDING BIKE
LOCKERS

E-BIKE
CHARGERS

BIKE
WORKSHOP

YOGA & FITNESS
STUDIOS WITH
VIRTUAL PT

TOWEL
SERVICES



FLEXIBLE MIXED-USE

AMENITY SPACE

LOUNGE



MASSAGES

SLEEP PODS



HAIRDRESSER

BARBER



DOCTOR
APPOINTMENTS



NAILS



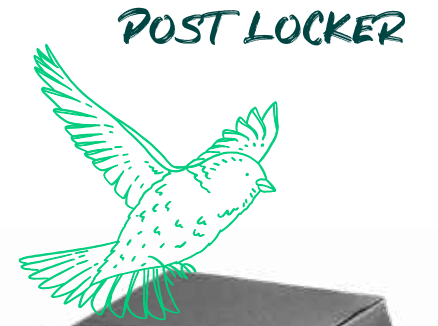
PHYSIO



TAKING THE FRICTION OUT OF WORK



ONSITE CAFÉ



POST LOCKER



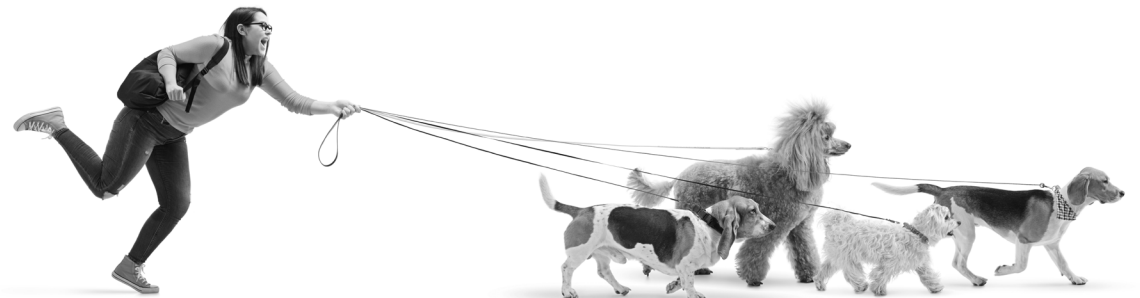
AL FRESCO RECEPTION
WITH BREAKOUT
WORKSPACE AND F&B



SERVICED APARTMENTS
AT THE LARK



EVENTS PROGRAMME



DOG WALKING
SERVICES



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



ARRIVING Q2 2024



SAY HELLO

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