
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
A5
Marylebone
Bond Street
Tottenham Court Road
Holborn
City of London
Soho
Covent Garden
Bank
Blackfriars
Mayfair
Park Lane
Piccadilly
Notting Hill Gate
Kensington Palace
Hyde Park
Hyde Park Corner
St James's
Green Park
Charing Cross
London Bridge
Waterloo
Waterloo
Knightsbridge
Buckingham Palace
Kensington
Belgravia
St James's Park
Victoria
Westminster
Elephant and Castle
Elephant and Castle
Tower Bridge Road
Cromwell Road
South Kensington
Victoria
Vauxhall Bridge Road
Sloane Square
Pimlico
Earl's Court
Warwick Road
Fulham Road
Chelsea
Vauxhall
Vauxhall
A3 Kennington Park Road
Burgess Park
Battersea Power Station
US Embassy
Oval
Battersea Park
Battersea Power Station
Nine Elms
Camberwell New Road
Battersea Bridge Road
Battersea Park
Battersea Park Road
Queenstown Road
A3 Clapham Road
Imperial Wharf
Battersea
Wandsworth 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.

PEOPLE+PLACE

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.

HEALTHY+HAPPY



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
Aēsop
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.

OVER+UNDER

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

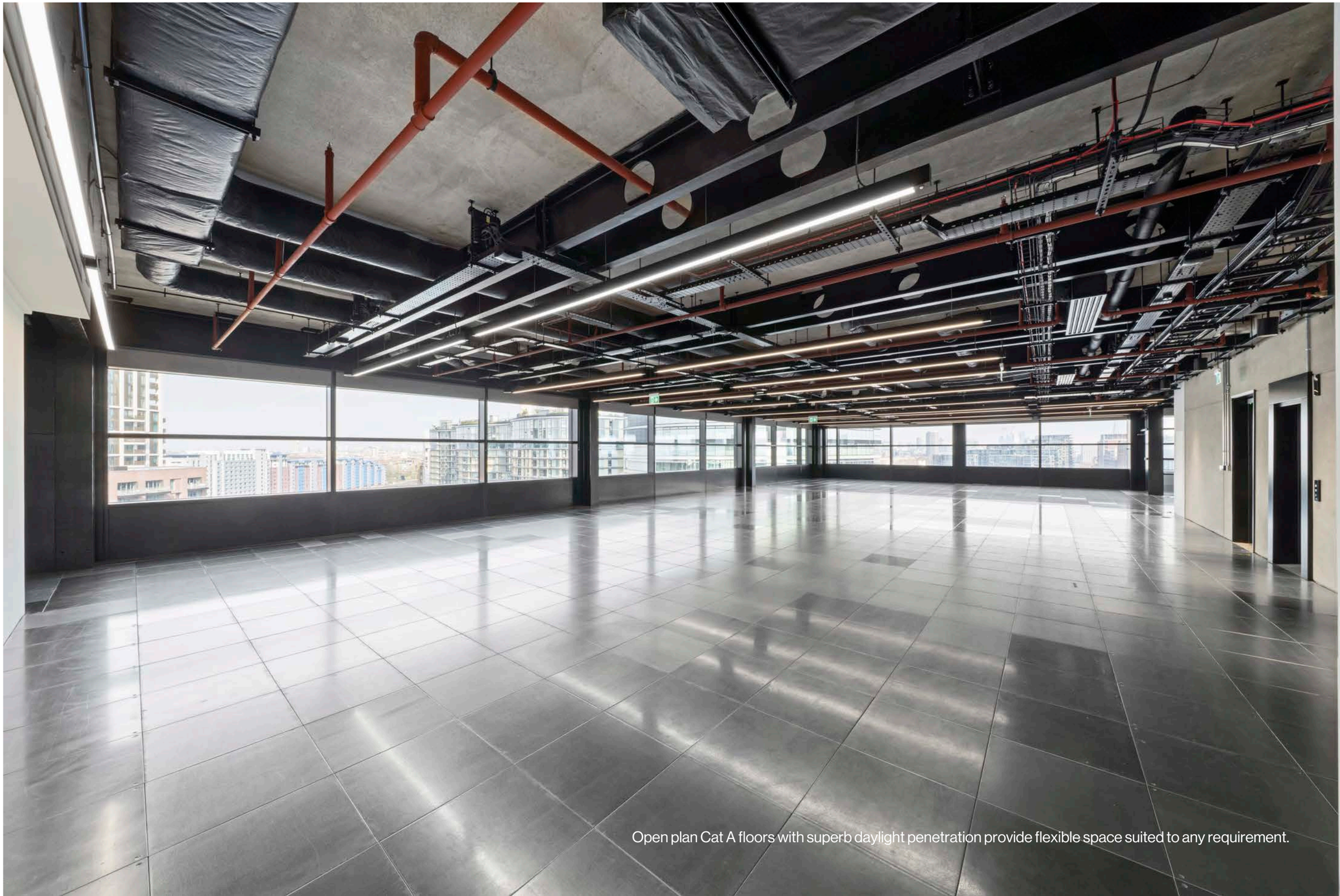
At the heart of the Fuse vision is the individual. It is a place where people will want to work rather than have to work.

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.





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

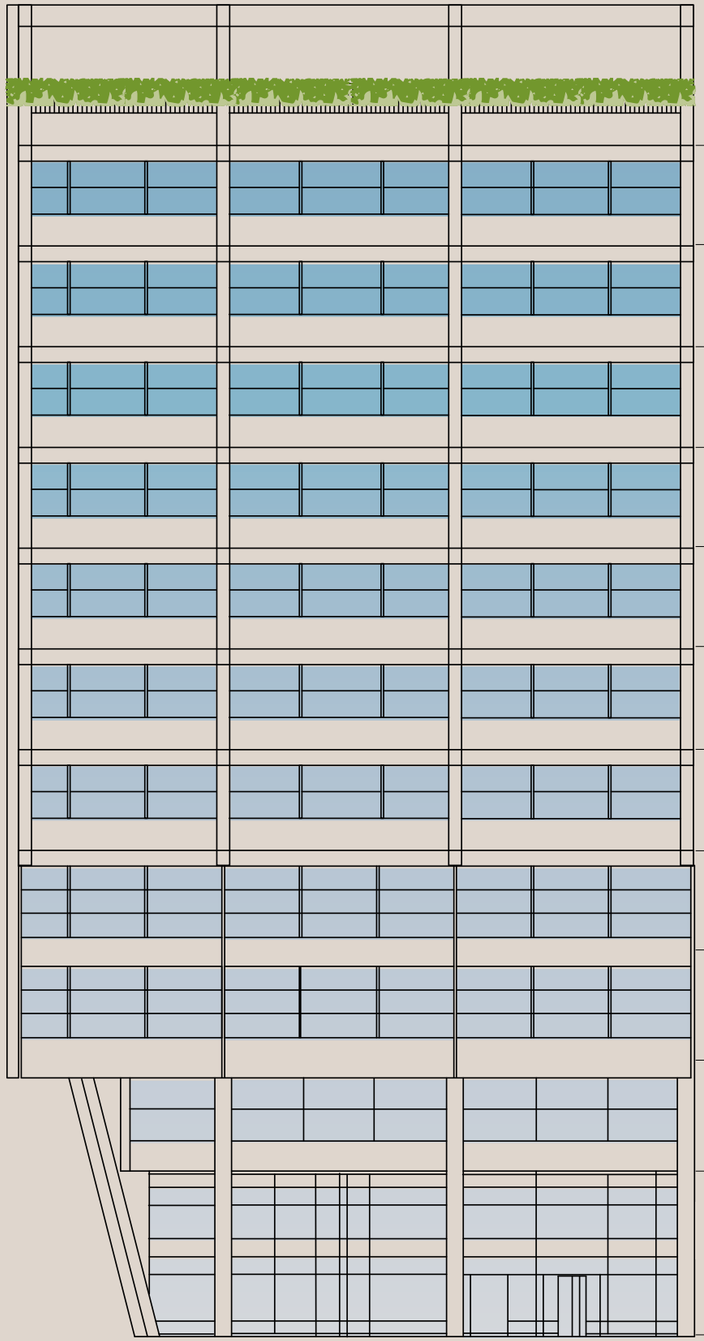


Appropriate for a variety of occupier types, Fuse provides efficient, effective and expressive floors.



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





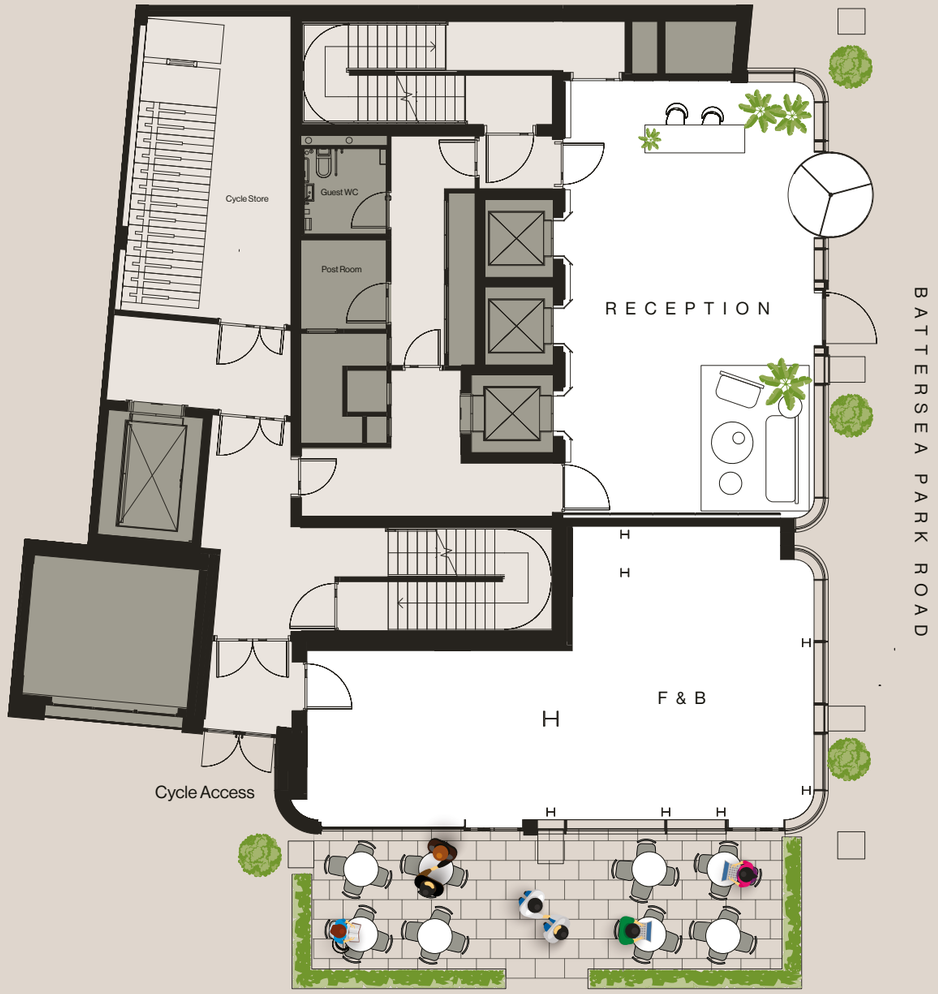
	OFFICE (NIA)		TERRACES	
Eleventh (Communal)	-	-	1,894 sq ft	176 sq m
Tenth	4,004 sq ft	372 sq m	194 sq ft	18 sq m
Ninth	4,004 sq ft	372 sq m	194 sq ft	18 sq m
Eighth	4,198 sq ft	390 sq m	-	-
Seventh	4,198 sq ft	390 sq m	-	-
Sixth	4,198 sq ft	390 sq m	-	-
Fifth	4,198 sq ft	390 sq m	-	-
Fourth	4,198 sq 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

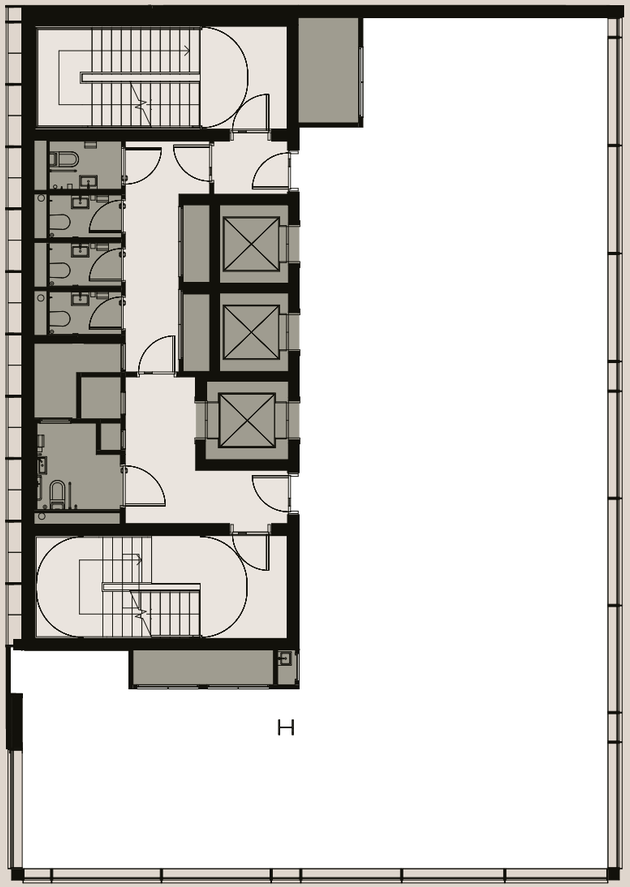


Battersea Power Station
(150m)

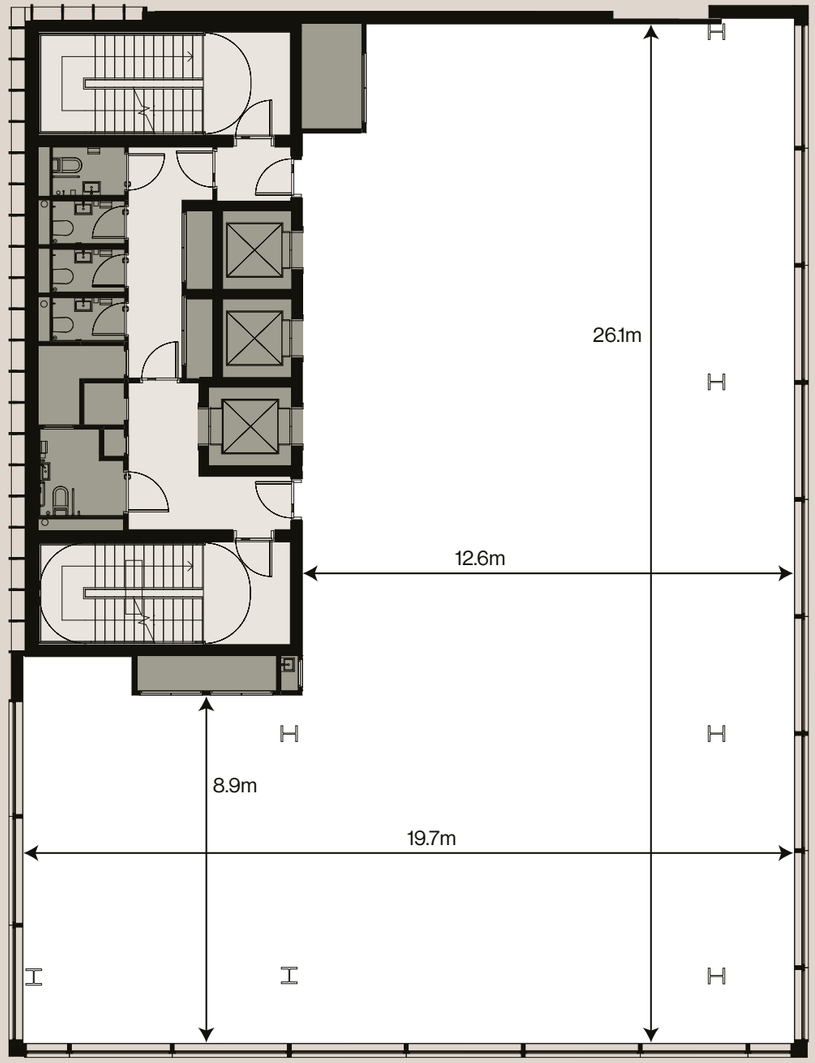
Not to scale
All areas are Net Internal Areas and for identification purposes only

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



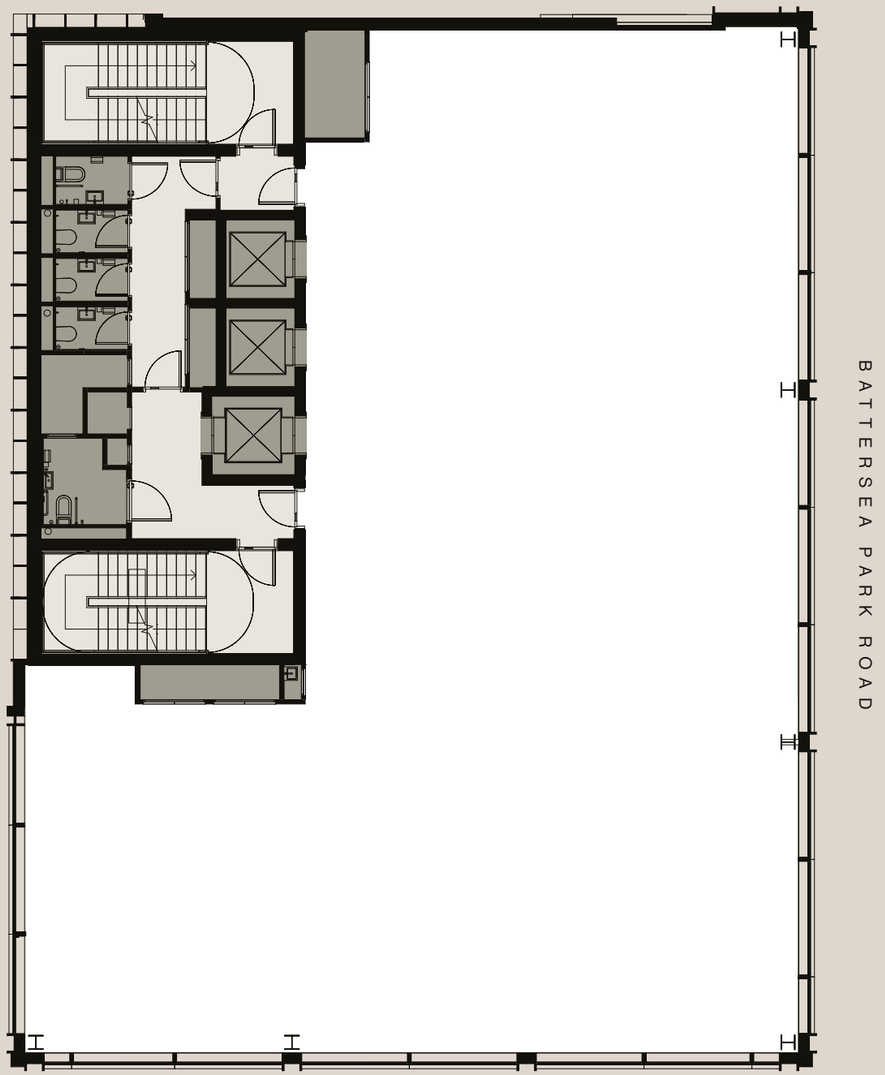
Second and Third Floor
Office 4,176 sq ft // 388 sq m



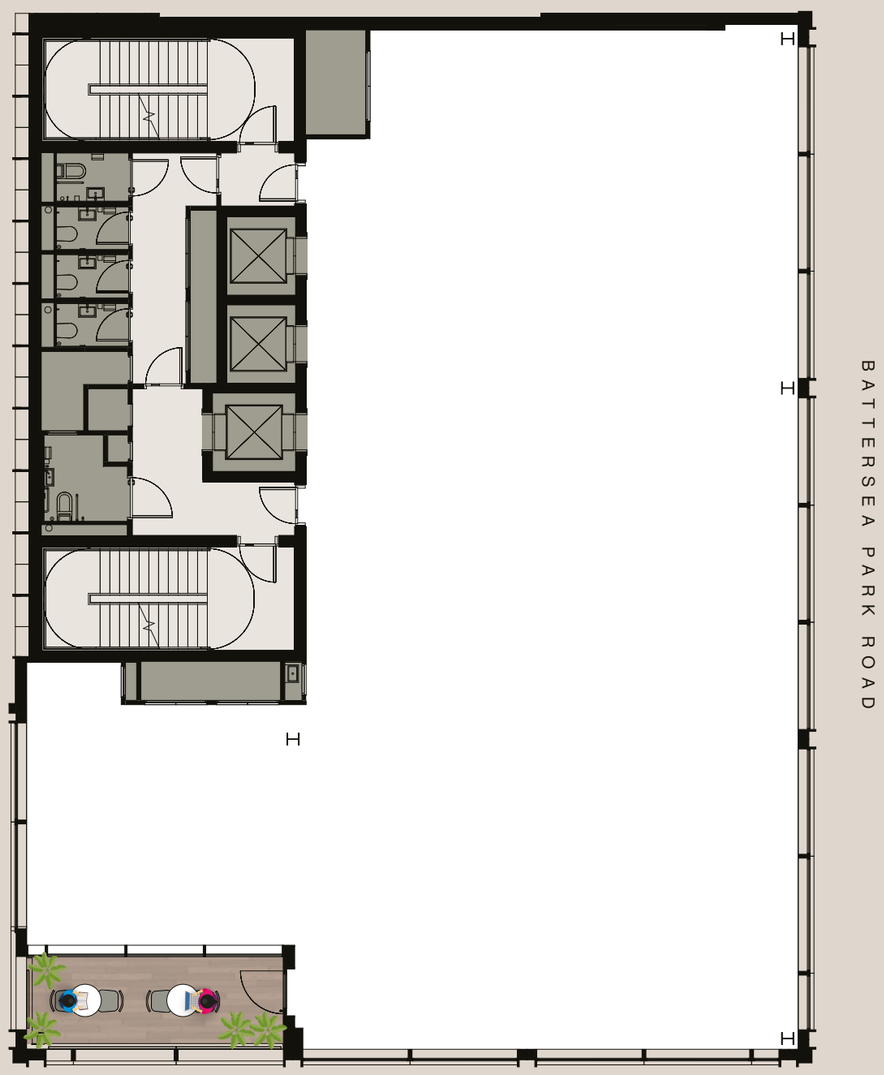
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Fourth to Eighth Floor
Office 4,198 sq ft // 390 sq m



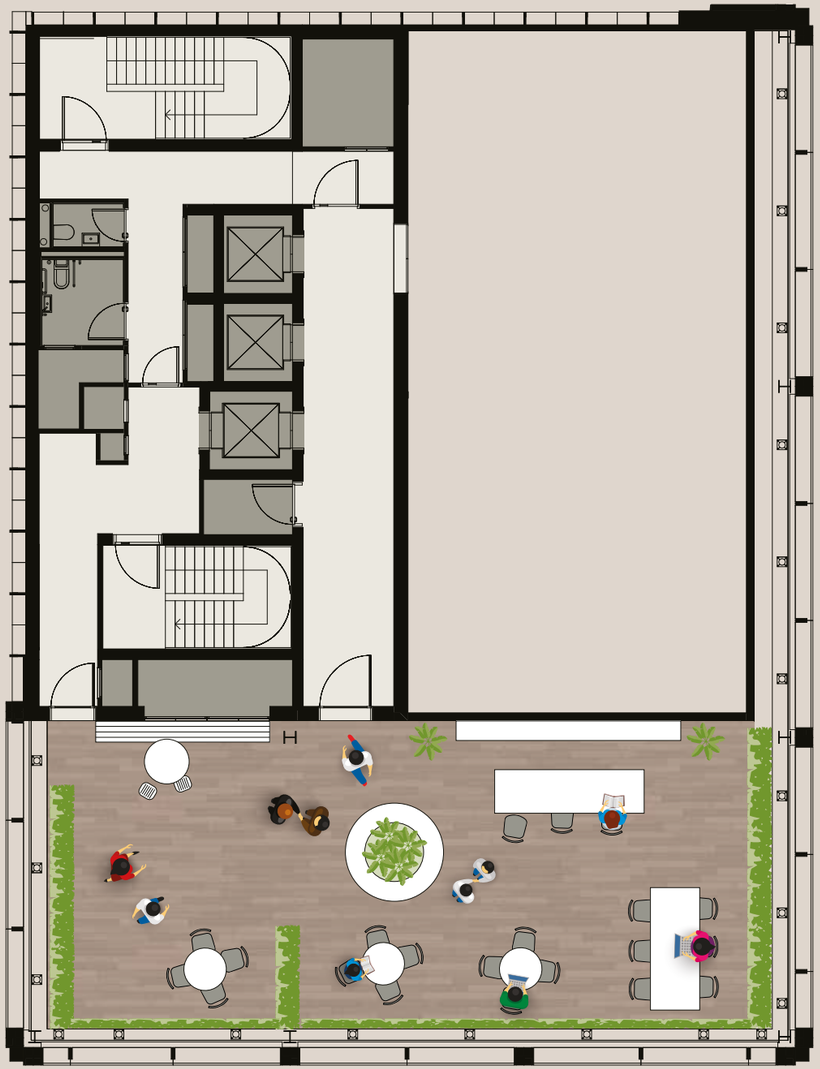
Ninth to Tenth Floor
Office 4,004 sq ft // 372 sq m
Terrace 194 sq ft // 18 sq m



Not to scale
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Roof Garden
1,894 sq ft // 176 sq m



Lower Ground
Cycle Racks 89
Showers 8
Lockers 98



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

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Sustainablity

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 CO_2 zonal monitoring

5 mins to Thames riverside

Dedicated cycle entrance and lift with 89 spaces

INTERNATIONAL WELL BUILDING INSTITUTE™

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

LONDON & ARGYLL GROUP

Developer
London & Argyll Group

Architect
AHMM

Contractor
Mace

M&E Consultant
AECOM and Caldwell

Structural Engineer
Walsh

Planning Advisor
Gerald Eve

Project Manager
Cast

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All images are computer generated and for illustrative purposes only.



fuse.london