



12 Calico House Plantation Wharf Battersea SW11 3TN

FIRST FLOOR OFFICE WITH RIVER VIEWS

Area: 2,167 FT² (201 M²)

Initial Rent: P.O.A PA

Price: P.O.A



LOCATION
Plantation Wharf



TRAIN
Clapham Junction



PARKING
5 spaces included



AVAILABILITY
Immediate



USE CONSENT
B1 office



NATURAL LIGHT
Good



VIEWS
Riverfront views



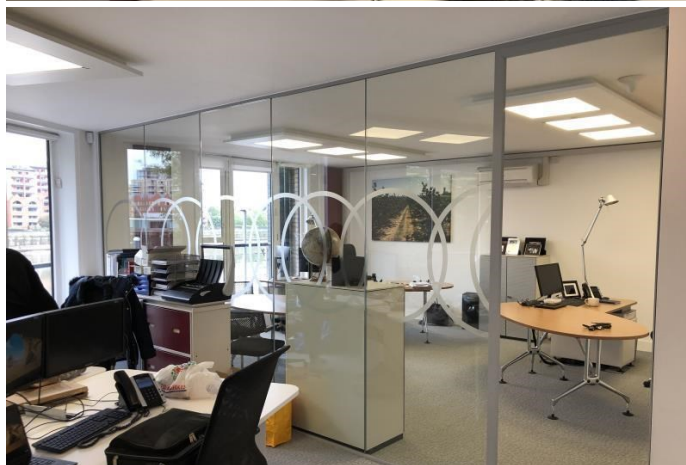
MEETING ROOMS
Private



BASEMENT
634 sq.ft. (Storage)



LIFT
On-site



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LOCATION:

Situated in a superb waterside location on the River Thames at Battersea, this well established development has been designed to provide up to date facilities in a most pleasant environment. Plantation Wharf is located on the south bank of the River Thames between Battersea and Wandsworth bridges in the London Borough of Wandsworth.

Access to Plantation Wharf is from the south off York Road. Clapham Junction is approx 8 - 10 minute walk from Plantation Wharf, providing easy access into Central London via Victoria and Waterloo and towards Gatwick Airport. The new River Bus pontoon at Plantation Wharf is now in operation and offering 18 Thames Clipper services a day between Putney and Blackfriars.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²
First Floor	2,167	201

DESCRIPTION:

The available first floor open plan office located along the River Thames at Battersea extends to a total area of approximately 2,167 sq.ft.

Secure basement storage (634 sq.ft.) available via separate arrangement.

12 Calico House has been very well refurbished and offers river views, good natural light, meeting rooms and private male and female WCs and a private kitchen, plus the benefit of on-site security and management,

5 basement parking spaces are included in the lease.

TENURE:

A new FRI lease for a term to be agreed.

Long leasehold.

VAT:

Applicable.

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

Estimated at approx £23,700 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



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