



12 Calico House Plantation Wharf Battersea SW11 3TN

FOR SALE

FIRST FLOOR OFFICE WITH RIVER VIEWS Area: 2,167 FT² (201 M²) Initial Rent: P.O.A PA Price: P.O.A

0	LOCATION Plantation Wharf	H	TRAIN Clapham Junction
	PARKING 5 spaces included		availability Immediate
	use consent B1 office		natural light Good
	views Riverfront views	288 (2999)	меетінg rooms Private
Level and the second se	ваѕемемт 634 sq.ft. (Storage)		LIFT On-site

Continued -

Houston Lawrence

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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:

RATES PAYABLE:

A new FRI lease for a term to be agreed.

Estimated at approx £23,700 pa.

Long leasehold.

VAT:EPC:Applicable.Available upon requestSERVICE CHARGE:LEGAL COSTS:Upon application.Each party responsible for
their own legal costs.



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