



8 Calico House Plantation Wharf Battersea SW11 3TN

GROUND FLOOR OFFICE WITH RIVER VIEWS

Area: 700 FT² (65 M²)

Initial Rent: £19,500 PA



WORKSTATIONS
6-8 desks



AVAILABILITY
Immediate



TRAIN
Clapham Junction
(10 mins walk)



PARKING
Available



VIEWS
River views



CONCIERGE
On-site team



KITCHEN
Private



CYCLE RACKS
On-site



8 Calico House Plantation Wharf Battersea SW11 3TN

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
Ground Floor	700	65

DESCRIPTION:

The available office comprises a superb self-contained river-front ground floor office extending to approximately 700 sq ft situated on a prime stretch of Battersea Embankment.

8 Calico House benefits from secure onsite parking, a concierge, local restaurants and cafes including Gazette Petite - an ideal spot for a coffee break!

Parking spaces available via agreement.

TENURE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Upon application.

RATES PAYABLE:

£6,960 pa.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

George Rowling

0207 801 9027

george.rowling@houstonlawrence.co.uk

www.houstonlawrence.co.uk

info@houstonlawrence.co.uk

OFFICES:

WANDSWORTH

0207 924 4476

10 Enterprise Way
SW18 1FZ

WIMBLEDON

0208 947 5050

11 Alexandra Road
SW19 7JZ