



## 8 Calico House Plantation Wharf Battersea SW11 3TN

GROUND FLOOR OFFICE WITH RIVER VIEWS

Area: 700 FT<sup>2</sup> (65 M<sup>2</sup>)

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



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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 <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	700	65
TOTAL	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.

### LEASE:

Flexible terms to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

Upon application.

### RATES PAYABLE:

£7,119.50 pa.

### EPC:

Available upon request

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

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SW19 7JZ