



### 3 Calico House Plantation Wharf Battersea SW11 3TN

GROUND FLOOR COMMERCIAL SPACE WITH  
RIVER VIEWS | 3 PARKING SPACES

Area: 1,066 FT<sup>2</sup> (99 M<sup>2</sup>)

Price and Initial Rent on Application



**LOCATION**  
Plantation Wharf



**WORKSTATIONS**  
Up to 12 desks



**TRAIN**  
Clapham Junction



**PARKING**  
3 parking spaces



**CONCIERGE**  
On-site



**NATURAL LIGHT**  
Good



**MEETING ROOMS**  
Private



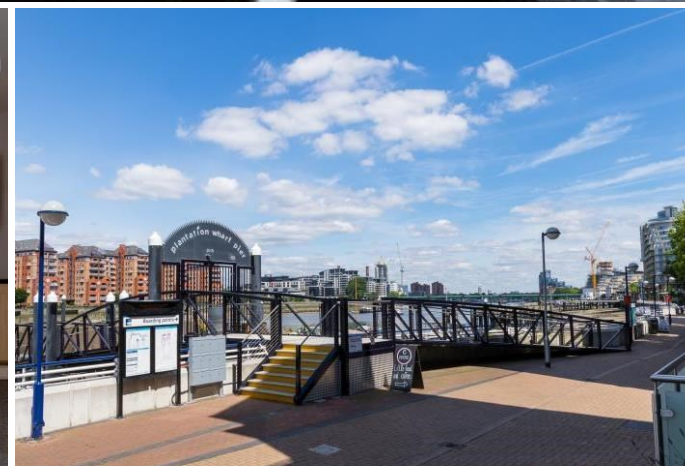
**VIEWS**  
River



**CAFÉ (S)**  
Battersea Reach (2  
mins walk)



**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.

Nearby amenities include; Tesco Local, Cake Boy, a cake boutique plus Edible Kitchen as well as the Waterfront Pub (Youngs & Co).

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
Ground Floor	1,066	99

### DESCRIPTION:

Self-contained open-plan ground floor office extending to a total area of approximately 1,066 sq.ft. The unit benefits from excellent natural light and river views.

Ideal workspace for up to 12 desks available for immediate occupation.

We understand that the premises benefits from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

Three parking spaces available (via separate agreement) in secure underground car park.

### TENURE:

Terms to be agreed

Long Leasehold

### RATES PAYABLE:

Estimated at approx  
£12,250 pa.

### VAT:

Applicable.

### EPC:

Available upon request

### SERVICE CHARGE:

Upon application.

### LEGAL COSTS:

Each party responsible for  
their own legal costs.



### CONTACT:

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