



18, Molasses Row Plantation Wharf Battersea SW11 3UX

COMMERCIAL SPACE | SHORT WALK FROM
CLAPHAM JUNCTION

Area: 1,000.00 FT² (92.90 M²)

Rent: £35,000



AREA
1,000 SQ.FT.



LOCATION
Plantation Wharf



AVAILABILITY
Available Now



TRAIN
Clapham Junction



PARKING
On-site via
agreement



CYCLE RACKS
On-site



CAFÉ (S)
On-site



CONCIERGE
On-site



KITCHEN
Private



USE CONSENT
Class E



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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 ²	AREA M ²
Ground Floor	1,000.00	92.90
TOTAL	1,000.00	92.90

DESCRIPTION:

Ground floor and mezzanine extending to a total area of approximately 1,000 sq.ft. forming part of the popular residential and commercial riverside development.

Available for occupation end of January 2022.

On-site parking and a managed reception available.

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.

LEASE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

£3/sqft

RATES PAYABLE:

£11,102 PA currently.

EPC:

D

LEGAL COSTS:

Each party responsible for their own legal costs.



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