



Ensign House Battersea Reach Wandsworth SW18 1TA

FIRST FLOOR OFFICES TO LET | RIVER VIEWS
Various Sizes Available



LOCATION
Battersea Reach



AVAILABILITY
Immediate



TRAIN
Clapham Junction



PARKING
On-site via S/A



DISABLED ACCESS
DDA compliant



VIEWS
River



NATURAL LIGHT
Excellent



AIR CONDITIONING
Throughout



MEETING ROOMS
Available



KITCHEN
Communal



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LOCATION:

The property is situated in the highly successful Battersea Reach mixed use scheme by St George Developments located on the south bank of the River Thames next to Wandsworth Bridge.

The available premises offer a suburb selection of on-site amenities within this waterside scheme including; Tesco Local, Cake Boy, a cake boutique plus Edible Kitchen as well as the Waterfront Pub (Youngs & Co).

Wandsworth Town mainline station (direct access to Vauxhall and Waterloo and Victoria via Clapham Junction) is within 5 -10 minute walking distance from the property.

The River Bus pier at Plantation Wharf is now in operation and offers 18 Thames Clipper services a day between Putney and Blackfriars.

FLOOR AREA:

PREMISES	AREA FT ²	AREA M ²	RENT
First Floor (West)	1,105	103	£55,000
First Floor (East)	1,521	141	£76,000

DESCRIPTION:

Ensign House offers a vibrant community of business people and creatives and offers an exceptional working environment for new / established businesses.

Two available offices ranging in size from 1,105 - 1,521 sq.ft. The offices can be combined to create a larger workspace to suit your requirements.

Please note: Rental cost includes Rent, Service Charge and Business Rates.

TENURE:

Terms to be agreed.

VAT:

Applicable.

SERVICE CHARGE:

Inclusive.

RATES PAYABLE:

Inclusive.

EPC:

Available upon request

LEGAL COSTS:

Each party responsible for their own legal costs.



CONTACT:

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