



**11 Calico Row, Plantation Wharf, Battersea,
London SW11 3UF**

Spacious office approx. 1,140 sq. ft £40,000 per year



Location

Situated on Plantation Wharf, this self-contained office is close to restaurants and amenities overlooking the south bank of the River Thames. Fitness centres, shops, eateries and more are also minutes away in the heart of **Wandsworth**.

Nearby Clapham Junction also has a diverse set of restaurants, bars and shops. This Calico Row office offers a fabulous waterside location on the River Thames.

Nearby

Within a short walk is Clapham Junction for the London Overground and mainline trains (approx. 8-10 minute walk) providing easy access into Central London via Victoria and Waterloo and towards Gatwick Airport.

These contemporary and easily accessible offices are also within walking distance of Wandsworth Common and Wandsworth Town.

The River Bus pier at Plantation Wharf is in operation and offering 18 Thames Clipper services a day between Putney and Blackfriars (subject to Covid restrictions), plus there are bus services along York Road just south of the property.

Description of Office

Situated in south-west London, this brick-and-glass office building features attractive offices in various sizes. The space is split across 2 levels and is newly refurbished to a high standard.

This spacious office features beautiful design elements including skylights that make your workspace feel airy and bright.

A spiral staircase and exposed beams are other features that add to the property's charm and character.

Building Features:

- LED strip lighting
- Electric Heating
- Split over 2 levels
- Newly Refurbished
- Shower
- WC (separate male/female)
- 24-hour access

What's not included?

Office furniture / fit out are **not** included.

You will also need to install and pay for your own telecoms and to pay Business Rates.

Business Rates

Tenant should make own enquiries direct with the local authority

Telephone: 020 8871 6454
Email: brates@wandsworth.gov.uk

Property Use Class

E Class.

Rental

£40,000 per year (forty thousand pounds per year)

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

For further information or to arrange a viewing please contact:

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 **Brecker
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