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BRECKER GROSSMITH CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

COMMERCIAL PROPERTY PARTICULARS — TO LET **AVAILABLE IMMEDIATELY**



12 Calico House, Clove Hitch Quay, Wandsworth, London SW11 3TN

Size: 2,167 sq ft (Modern Self-Contained First Floor Office Space)	**Rent:** £7,223.33 pcm (£86,680 pa) – All-Inclusive (£40.00 per sq ft incl. service charge)
Rates: Approx. £27,000 per annum (Tenants must verify with Wandsworth Borough Council: brates@wandsworth.gov.uk / 020 8871 6454)	**Parking:** 5 Secure Underground Parking Spaces (Non-allocated – Available by separate negotiation)
Availability: Available Immediately	**Tenure:** New Lease or Licence Agreement

EXECUTIVE SUMMARY

A premium, modern self-contained 2,167 sq ft office premises positioned prominently on the first floor of the well-established Plantation Wharf riverside development, benefiting from direct passenger lift access. The property features a striking triple-aspect layout with floor-to-ceiling windows, offering exceptional natural light and uninterrupted views across the River Thames.

Operating under an all-inclusive rental model priced at £40.00 per sq ft, the figures seamlessly bundle your core workspace and its service charge into one predictable monthly payment.



BUILDING & SUITE AMENITIES

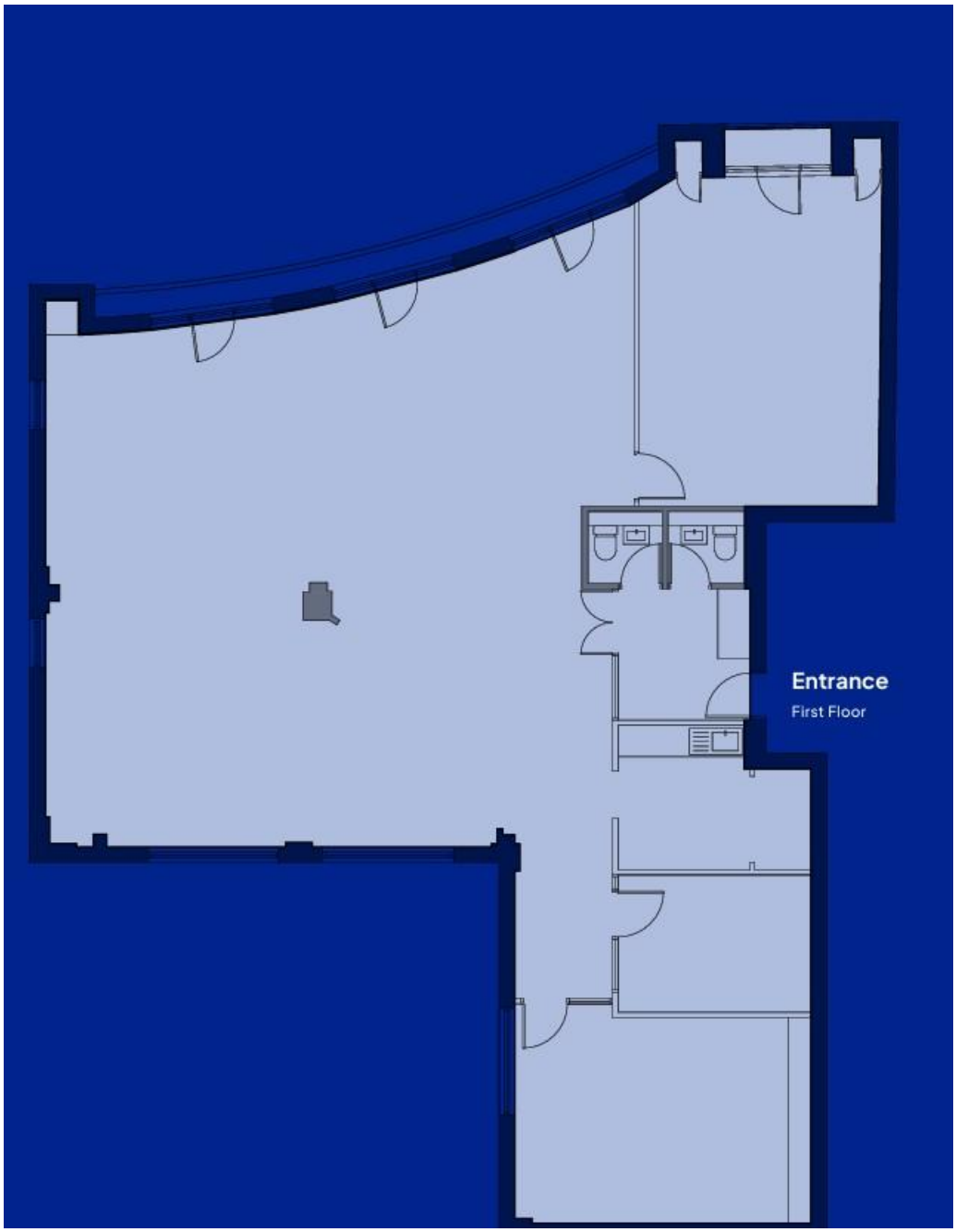
- **Floor Level & Layout:** First-floor self-contained unit with bright, triple-aspect window frontages.
- **Meeting Rooms:** 3 glass-partitioned meeting rooms alongside a generous open-plan floorplate.
- **Parking:** 5 secure underground parking spaces (non-allocated, available by separate negotiation).
- **Facilities:** Fitted kitchenette and 2 x WCs.
- **Access & Security:** Passenger lift access, dedicated 24-hour secure access, and integrated concierge services.
- **Climate Control:** Air-conditioning and central heating throughout.
- **Connectivity & Power:** Fibre connectivity and floor sockets.



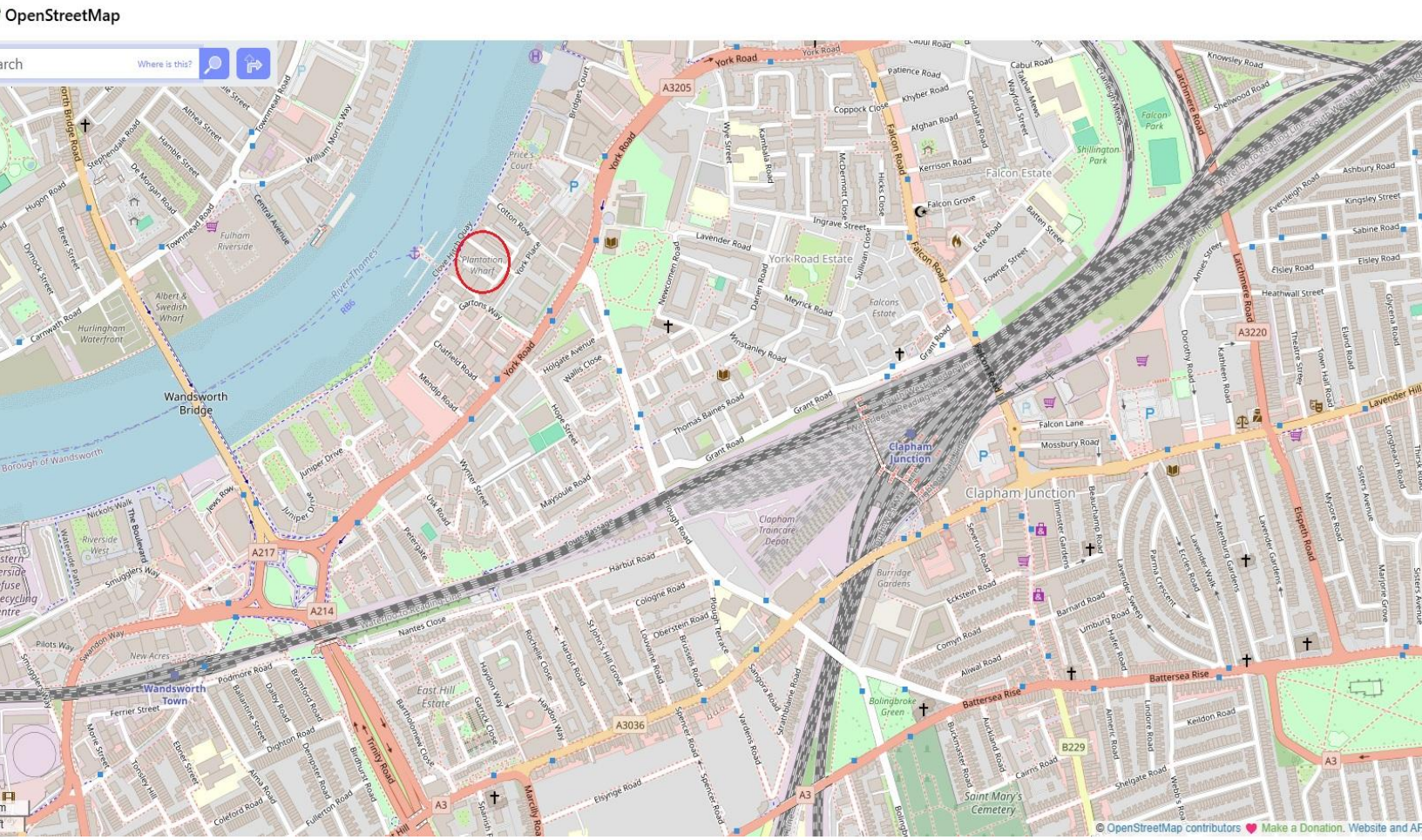
TRAVEL CONNECTIONS

- **St Mary's Wharf Pier – 2-minute walk (0.1 miles):** Located moments from your doorstep, serving regular river bus services (Uber Boat by Thames Clippers) directly to Battersea Power Station, Embankment, Blackfriars, and Canary Wharf.
- **Clapham Junction Station – 12-minute walk (0.6 miles):** Providing rapid mainlines straight into London Victoria, London Waterloo, Gatwick Airport, and the nationwide rail network.
- **Wandsworth Town Station – 15-minute walk (0.7 miles):** Connecting workers straight to South Western Railway mainlines pushing into London Waterloo in just 12–15 minutes.

FLOORPLAN



LOCATION MAP



VIEWINGS & CONTACT

Arrangements to view the property are strictly by prior appointment through joint marketing agents Brecker Grossmith and Heather Smith Commercial.

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