



**James ashley**  
**commercial**  
property consultants

9-10 Calico House | Plantation Wharf | Battersea | SW11  
RIVERSIDE OFFICES TO LET WITH PARKING (MAY SELL)

- ground floor
- 184.41 m<sup>2</sup> (1,985 ft<sup>2</sup>) approx.
- 'e' use class
- two off-street car parking spaces
- rent: £75,000 pa inclusive of service charge
- long leasehold: £ price on application

## DESCRIPTION

The offices are mainly open plan and benefit from good ceiling height, excellent natural light, perimeter trunking, electric heaters and a gas boiler (for hot water). Partitioning is currently installed to provide two meeting rooms, a kitchen and WC facilities. There are 2 private underground parking spaces included with the demise.

We understand that the premises benefit from the new 'E' Use Class. Alternative uses such as Educational, Medical, Training or Leisure will now be permitted, without the need for a change of use.

## LOCATION

The property is situated on the waterside of the River Thames in Battersea, overlooking Plantation Wharf Pier, from which the river bus provides access to Canary Wharf via Embankment and London Bridge.

Clapham Junction and Wandsworth Town railway stations are both approximately a 10 minute walk, providing quick access to London Victoria, Waterloo and beyond. Plantation Wharf is accessible from York Road, which leads to Wandsworth and Battersea bridges and the A3.

## ACCOMMODATION

Ground floor	184.41 m <sup>2</sup>	1,985 ft <sup>2</sup>	N.I.A.
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## TENURE

The property is available on a 1 year lease outside the L&T Act. The rent is inclusive of service charge, but exclusive of business rates and VAT. Long-Leasehold potentially available, with approximately 115 years remaining.

## BUSINESS RATES

We understand that the current Rateable Value is £40,250. Please contact Wandsworth Borough Council on 020 8871 6454 to enquire what the rates payable will be.

## FURTHER INFORMATION

Contact vendors sole agents:-

Ashley Brudenell or James Stefanopoulos

