

- **Expansive River Views**
- **Excellent Natural Light**
- **2,059 ft²**
- **5 Off-Street Parking Spaces**
- **Ground Floor**
- **Ready For Occupation**
- **Price/Rent on Application**



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

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

Description: The office suite is mostly open plan and benefits from good ceiling height and excellent natural light from the front and rear of the property. Partitioning is currently installed to provide two meeting rooms, a kitchen and toilet facilities. There is separate storage space located in the basement. There are 5 private underground parking spaces included with the demise and the property is ready for occupation.

Long Leasehold Sale: 119 years remaining. Price on application.

Occupational Lease: Term to be agreed. Rent on application.

Business Rates Payable: Approximately £21,560 p.a. Interested parties are advised to make their own enquiries with The London Borough of Wandsworth Council.

EPC Rating: An EPC has been requested. Copies will be available upon request.

VAT: The property is elected for VAT.

Legal Costs: Each party is to be responsible for their own legal costs incurred in the transaction.

Ground Floor	1,984 ft ²	184.3 m ²
Basement Storage	75 ft ²	7 m ²
Total	2,059 ft²	191.3 m²



Misrepresentation Act 1967 – These particulars are provided as a general guide only. Insofar as they contain an offer, such is subject to contract. No representation or warranty is intended to be made or given by these particulars, nor have Randell Commercial, nor any of their employees any authority to make or give representation or warranty relating to this Property. All negotiations are to be conducted through Randell Commercial. All terms quoted are exclusive of VAT. All floor areas are approximate.