



**jamescommercial**  
property consultants

9-10 Calico House | Plantation Wharf | Battersea | SW11  
OFFICES WITH PARKING FOR SALE

- two storey self-contained offices
- 191.37 m<sup>2</sup> (2,060 ft<sup>2</sup>) approx.
- 'e' use class (former b1 use)
- 5 off-street car parking spaces
- price: £995,000 long leasehold
- potential for residential conversion

## 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 is a separate storage room located in the basement.

There are 5 private underground parking spaces included with the demise and the property is ready for immediate occupation.

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. There is also potential to convert into residential, subject to obtaining the necessary consents.

## 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 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>	
Basement	6.97 m <sup>2</sup>	75 ft <sup>2</sup>	
<b>Total</b>	<b>191.37 m<sup>2</sup></b>	<b>2,060 ft<sup>2</sup></b>	<b>N.I.A.</b>

## TENURE

Long Leasehold (119 years remaining), with an annual service charge payable (exact amount to be confirmed on application). VAT is applicable on the purchase price.

## BUSINESS RATES

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 selling agents: -

**Ashley Brudenell or James Stefanopoulos**

