



## 3 Calico House, Plantation Wharf, SW11 3TN

To  
Let

1066  
Sq Ft

£37,500  
Per annum excl.

Uses Considered:  
B1 (Office)

### Description

The property comprises a ground floor, 1066 sqft open plan office with kitchenette, private WC, and the ability to obtain 3 private parking spaces in a secure underground car park.

Unit 3 is accessed via the communal Calico House entrance (see virtual tour), and also benefits from its own doors opening directly onto the riverside.

Available immediately and with incentives available, we highly recommend viewing this property to appreciate it.

### Use Class

We understand the property currently has B1 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£37,500 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: None

### EPC

TBC

### VAT

TBC

### Local Authority

LB Wandsworth

### Accommodation

	Sq M	Sq FT
Ground:	99.00	1066
Basement:	0.00	0
First:	0.00	0
Second:	0.00	0
Third:	0.00	0
Outside:	0.00	0
<b>Total (GIA):</b>	<b>99.00</b>	<b>1066</b>

### Rates

Rateable Value:	£25,000
Rates Payable (19/20):	£12,475 pa*

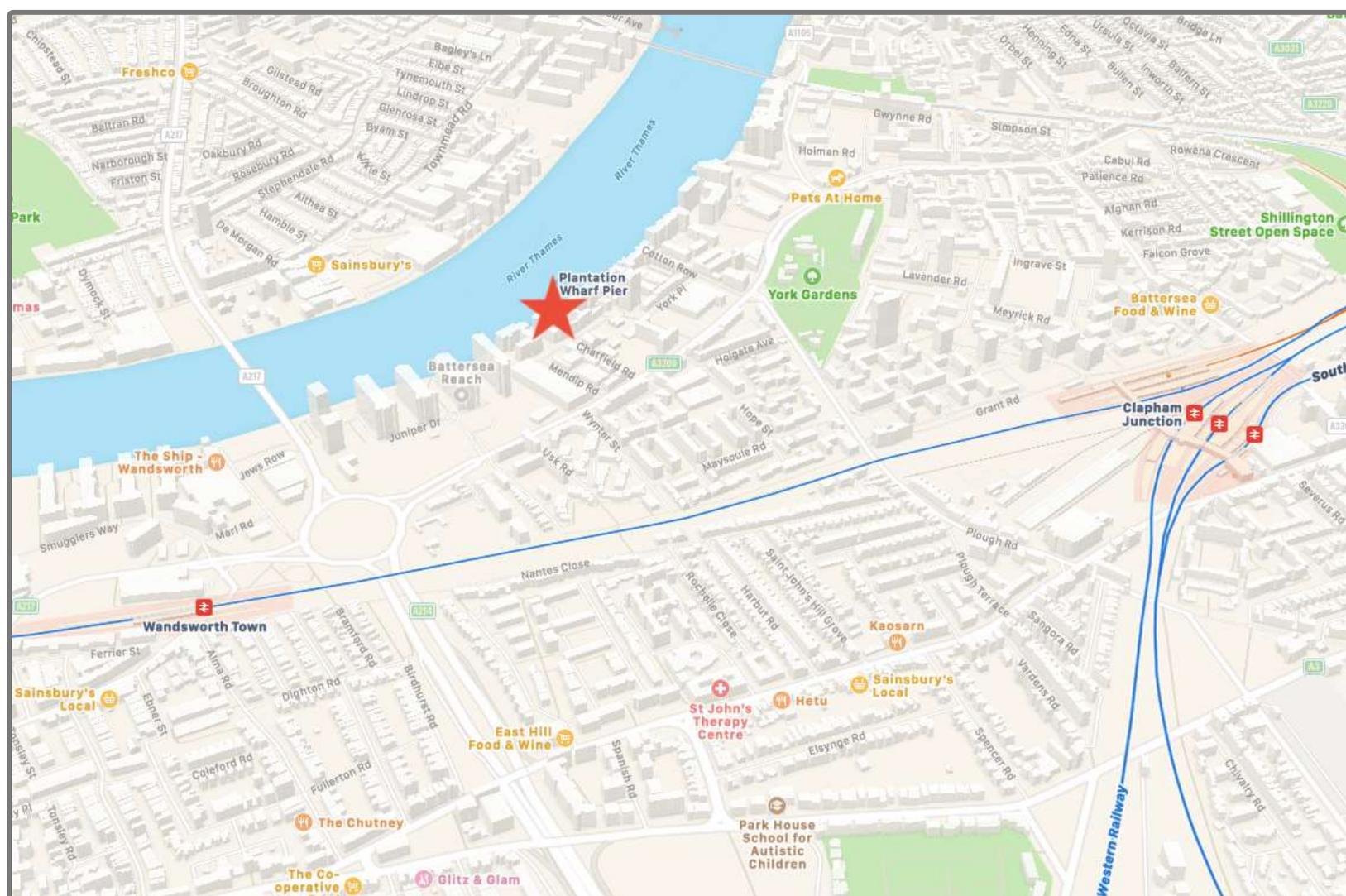
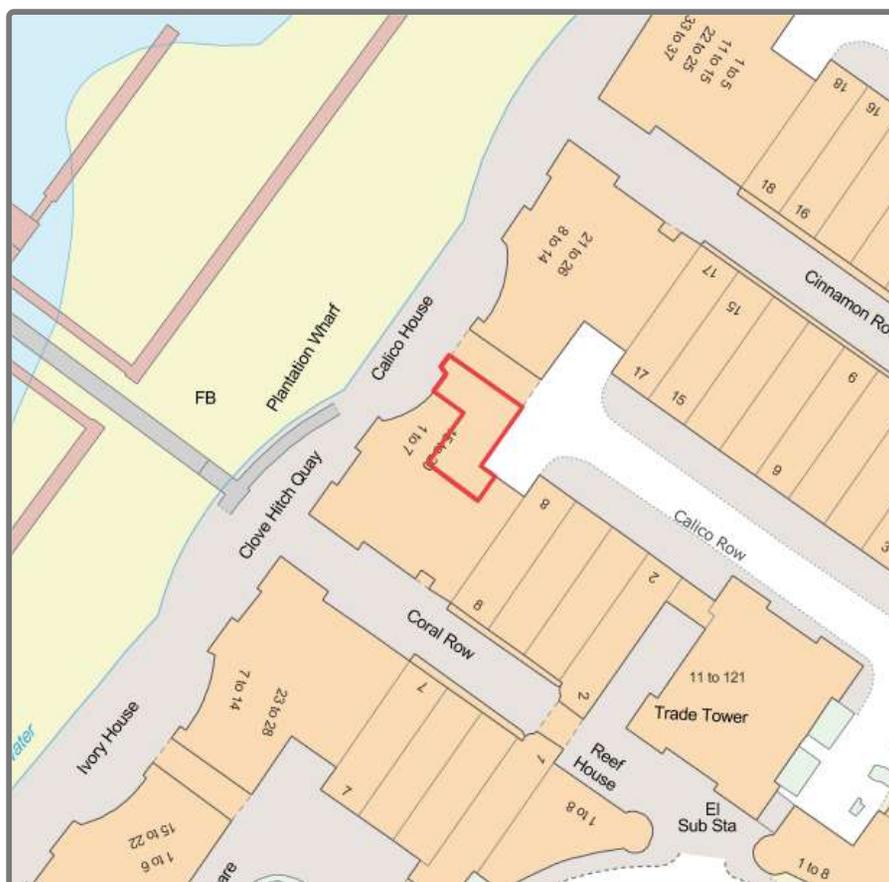
\*Rates Payable includes small business rates and transitional relief where applicable as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

## Location

The property is located in Plantation Wharf, a 90's build waterside development designed to bring modern facilities to a pleasant riverside environment.

Clapham Junction Station (10 mins) and Wandsworth Town (12 mins) are both within walking distance connecting you to Central London via Mainline Rail Services and Overground Line.

The area is well serviced via bus routes along York Road. Plantation Wharf Pier is immediately outside Calico House for Riverboat services.



# Evans Pearson

Chartered Surveyors

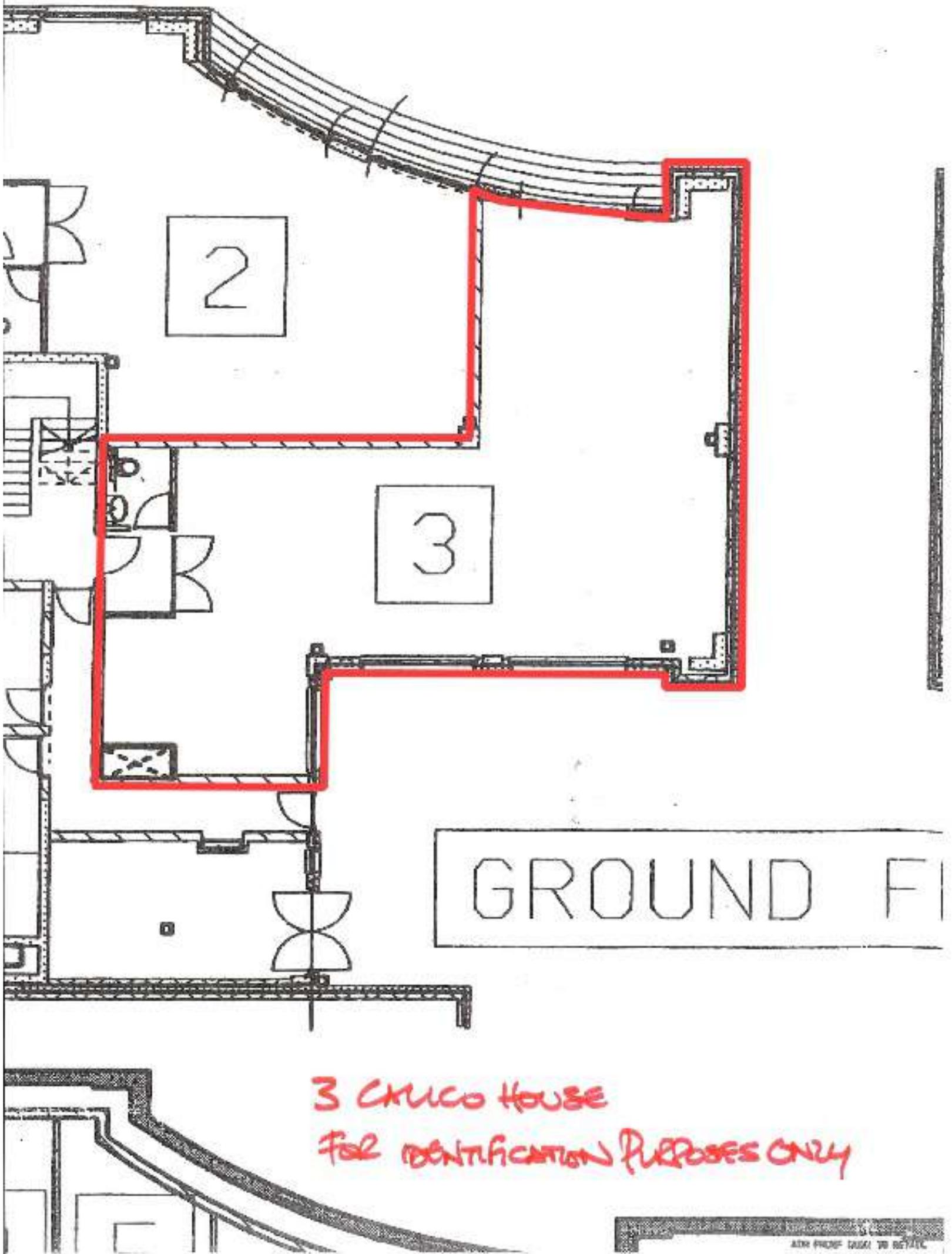
Contact:

James Dyson BSc  
james@evanspearson.co.uk  
020 7819 2380

Chris Jago  
chris.jago@houstonlawrence.co.uk  
0207 801 9023



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.



3 CRUCO HOUSE  
FOR IDENTIFICATION PURPOSES ONLY



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.