

SHIP HOUSE BATTERSEA SQUARE LONDON SW11 3RA

WAREHOUSE OFFICES TO LET

Approx. 2,120 sq. ft (197 Sq. M) plus on-site car parking

Alternative uses such as A1/2 or D class may be considered subject to planning.

Direct frontage to the Square and rear Mews car parking



LOCATION

Ship House is prominently located overlooking Battersea Square just to the south of The Thames and Chelsea. Clapham Junction is a short walk away and bus routes pass the premises serving Clapham junction, Victoria, and South Kensington. London Heliport and Thames clipper services are available from Plantation Wharf, a short walk along the riverside walkway.

The Square is home to a wide variety of businesses including Gordon Ramsays London House restaurant, Gails Bakery, Melanzana Italian delicatessen, Thomas' school, and also The Royal College of Art Battersea campus on Battersea Bridge Road is close by.

Subject to contract and exclusive of VAT if applicable

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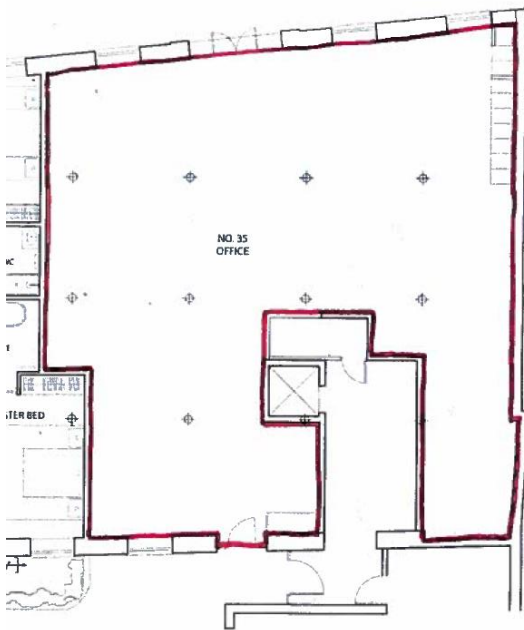
DESCRIPTION

A self-contained ground floor office suite in a former Victorian warehouse ready for immediate occupation. The premises have a double door frontage to The Square and a separate access from the rear Mews.

The floor retains many warehouse features including exposed London stock brickwork, iron pillars and beams and large warehouse windows.

It is fitted for immediate occupation with mostly open plan office space, partitions for 2 private offices, a comms room, Kitchenette, private individual WC's and a shower room.

Approx. 2,120 sq. ft NIA plus 3 car spaces in the mews



Rear Mews



AMENITIES

Self contained
Character offices
Air conditioning
Kitchen
Comms room
Data and fibre installed

Uplights
Partitions
Shower room
Private WC's
Furniture by arrangement
3 on site car parking spaces



TERMS

A new lease for a period by arrangement.

RENT

£37.50 per sq ft pax, ie. **£79,500** per annum exclusive

BUSINESS RATES

RV £38,750 estimated payable **£19,336.25 (£9.12 per sq ft)**

Occupiers are recommended to contact LB Wandsworth to confirm the above figure.

SERVICE CHARGE

The premises are self-contained with the tenant responsible for maintenance and running costs. The estate charge is approximately **£4,500** per annum.

Total costs approx. £8,612 per month excluding VAT and running costs.

EPC

C 73

TIMING

Immediate on completion of legal formalities

FURTHER INFORMATION

From the landlord's sole agents:

HNG 020 3205 0200

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