

Office for sale ■

12 Calico House

Plantation Wharf

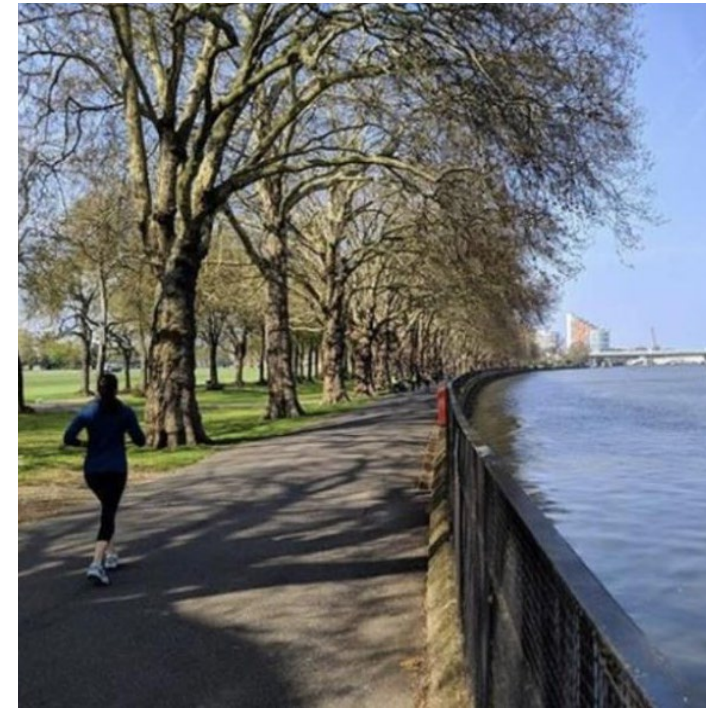
Battersea SW11 3TN
2,167 sq. ft.

 **Houston
Lawrence**

12 Calico House.

12 Calico House at Plantation Wharf offers 2,167 sq. ft. of bright, first-floor office space with river views, located within a well-established riverside development. The property includes secure basement storage (634 sq. ft.) and five private parking spaces.

Situated just a short walk from Clapham Junction, this lively commercial and residential area benefits from excellent transport links and a vibrant mix of cafés, restaurants, offices, and apartments—ideal for work and socialising.



Clapham Junction: 8 min walk

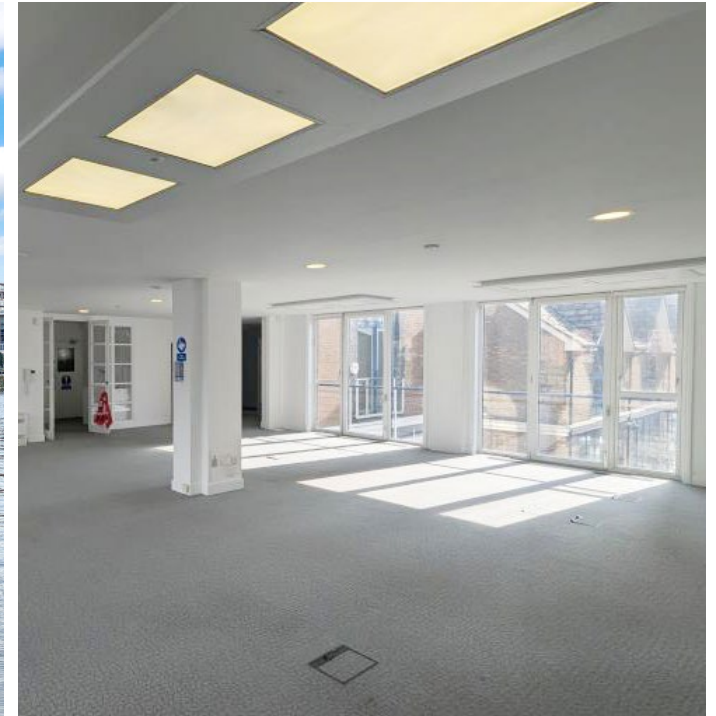
Fast connections to Victoria, Waterloo, Gatwick Airport, and beyond.

Plantation Wharf Pier: 1 min walk

River bus services to key central London destinations, including Battersea Power Station, Embankment, Blackfriars, and Canary Wharf.

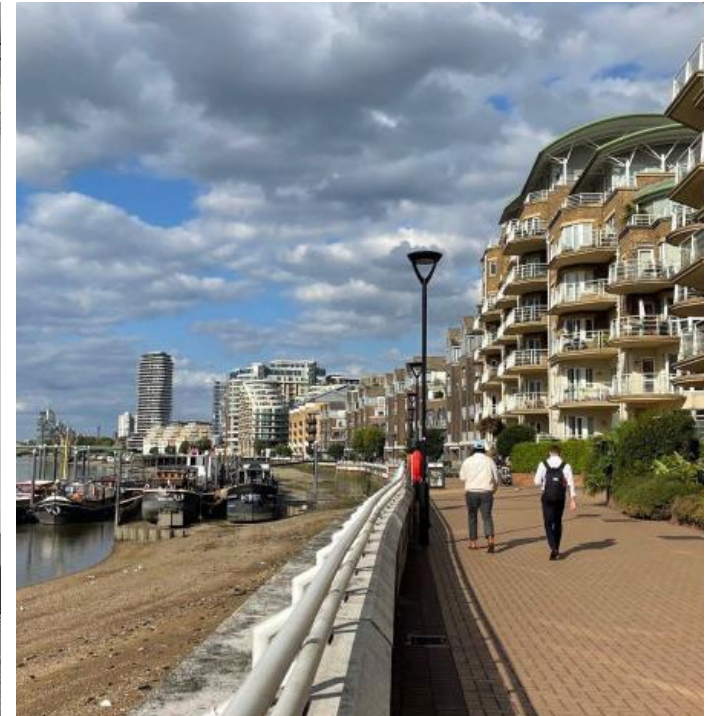
Local Connections

Multiple bus routes and cycle paths for easy local travel.





This well-connected office space is a great opportunity for owner-occupiers or investors seeking a prime location in Battersea.





Contact George Rowling

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12 Calico House.



Riverside location.



First floor office space.



2,167 sq. ft.



5 parking spaces.



Additional basement storage.



Price £895,000.



Long leasehold sale.
150 years from 25/03/1989 – expires 24/03/2139.



Business rates
£27,000 per year.



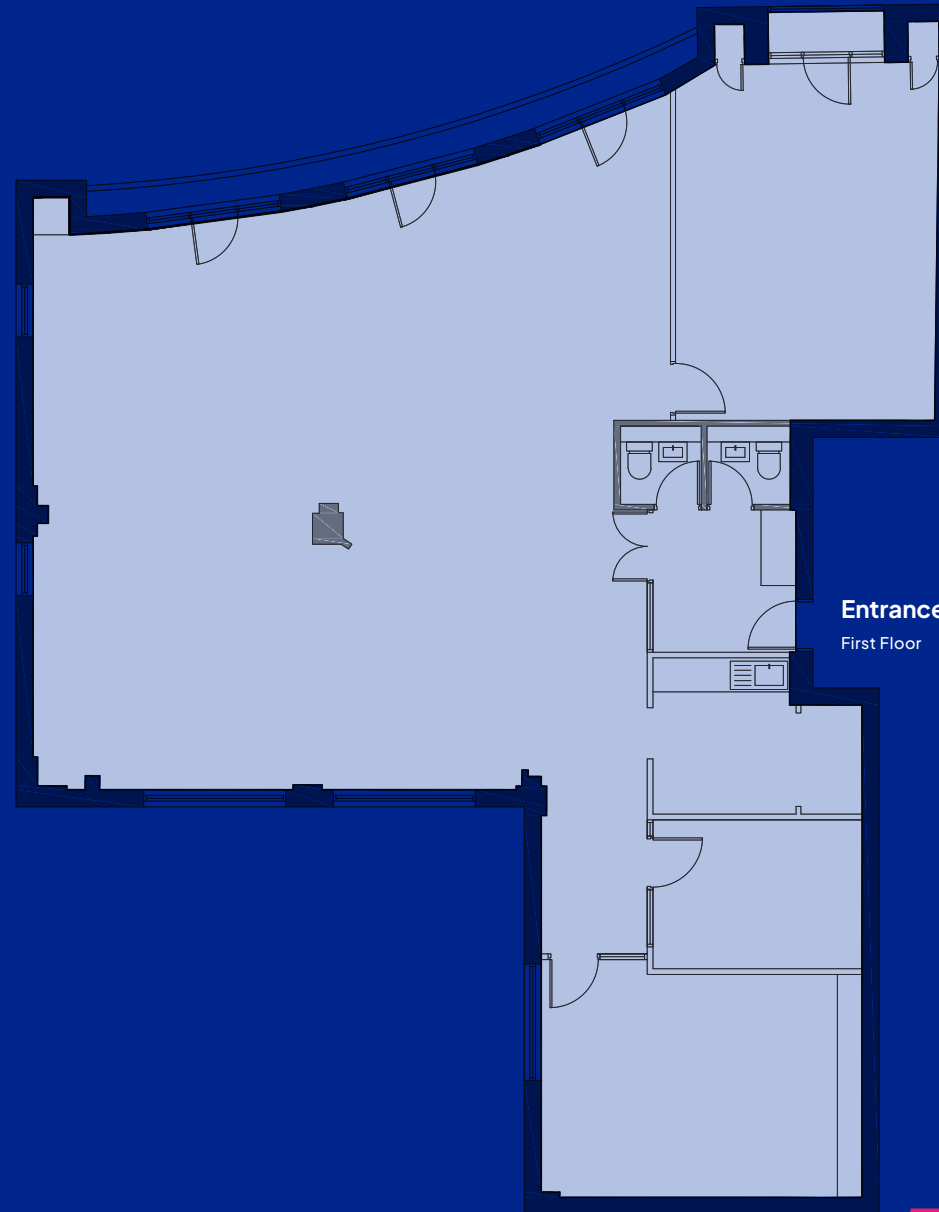
Ground Rent £350 per year.



Service charge: upon application.

VAT

Vat applicable.



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