



**RARELY AVAILABLE FREEHOLD OFFICE IN
RIVERSIDE DEVELOPMENT
FOR SALE / MAY LET
WITH PLANNING CONSENT FOR CONVERSION OF THE
1ST AND 2ND FLOORS TO A 1 BEDROOM FLAT**



**5 Square Rigger Row, Plantation Wharf
Battersea, London SW11 3TX**

Location: The property is located in Plantation Wharf, a mixed office and residential development fronting the River Thames. It is within walking distance of Clapham Junction and Wandsworth Town Mainline Stations.

Description: Self contained office arranged over ground, first and second floor/mezzanine with its own parking space outside the office. The office is of a good condition ready for occupation.

Planning: The property benefits from planning consent for conversion of the first and second floors to a one bedroom flat.

Accommodation:	Ground Floor	30.06 m ² (323 sqft)
	First Floor	32.00 m ² (344 sqft)
	Second floor/mezzanine	18.56 m ² (200 sqft)
	Total	80.62 m² (867 sqft)

Lease Terms: A 12 month lease/licence agreement.

Rent: £19,000 pax

Price: £325,000

Service Charges: To be confirmed

VAT: To be confirmed.

Business Rates:	Rateable value	£19,250
	Rates Payable 11/12	£8,335.25 (UBR 0.433)

Interested parties should make their own enquiries to the London Borough of Wandsworth.

Legal Costs: Each party to be responsible for their own legal costs.

Viewing: By appointment only through sole agents Mortimers
Tel: 020 7198 8363