



Suite 16 2 Station Court
Imperial Wharf, London, SW6 2PY

**Modern Self Contained
Offices in close proximity to
Imperial Wharf Station**

301 to 712 sq ft
(27.96 to 66.15 sq m)

- Close Proximity to Imperial Wharf Station
- Good Ceiling Height
- Good Natural Light
- Entry Phone System
- Self Contained

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Summary

Available Size	301 to 712 sq ft
Rent	£31 per sq ft
Business Rates	Upon Enquiry
Service Charge	£12.07 per sq ft Inclusive of electricity, water, air con, building insurance, maintenance, fire risk assessment
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodations are modern, self-contained office accommodations in a prime position close to Imperial Wharf Station. The suites benefits from good ceiling heights and excellent natural light throughout, creating a bright and versatile working environment. Access is controlled via an entry phone system, and the space is fully self-contained, making it well suited to businesses seeking privacy and autonomy within a well-connected location. With Imperial Wharf Station just moments away, the suite offers excellent transport links for staff and visitors alike, combining practicality with a strong working environment.

Location

The property sits within the popular Imperial Wharf development on the Chelsea/Fulham border, directly opposite Imperial Wharf Overground station with fast links to Clapham Junction and West Brompton, and close to a Sainsbury's, Jurys Inn Hotel, and a good range of restaurants, bars and cafés along Imperial Wharf and Wandsworth Bridge Road.

Accommodation

The accommodation comprises the following areas:

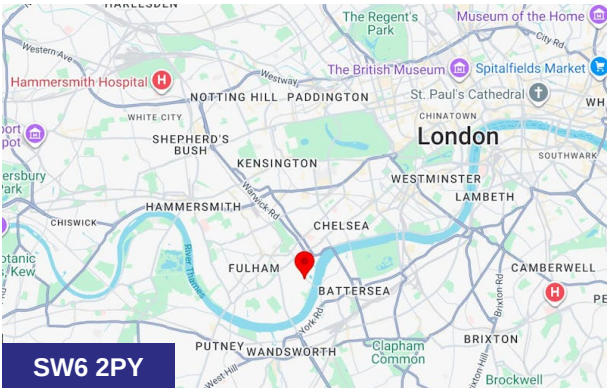
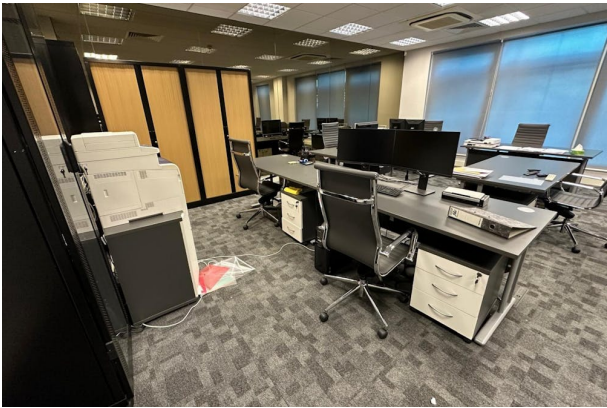
Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st - Suite 16 A	411	38.18	£12,741 /annum	£8,424 /annum	£12.07 /sq ft	£2,177.15	£26,125.77	Available
1st - Suite 16 B	301	27.96	£9,331 /annum	£6,156 /annum	£12.07 /sq ft	£1,593.34	£19,120.07	Available
Total	712	66.14				£3,770.49	£45,245.84	

Viewings

Strictly by appointment only

Terms

New FRI Lease to be contracted Outside the Act 1954



Viewing & Further Information

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