



**SUITE 11, 2 STATION COURT**  
TOWNMEAD ROAD, IMPERIAL WHARF SW6 2PY

**TO LET** 621 sq ft (57.7 sq m)  
**Comfort cooled 1<sup>st</sup> Floor E class commercial unit**

## Location

Imperial Wharf (Overground) Station is within a few minutes' walk. Fulham Broadway (District Line) via bus (391/424) and Clapham Junction or Earls Court (District & Piccadilly Lines) via bus C3 are readily accessible.

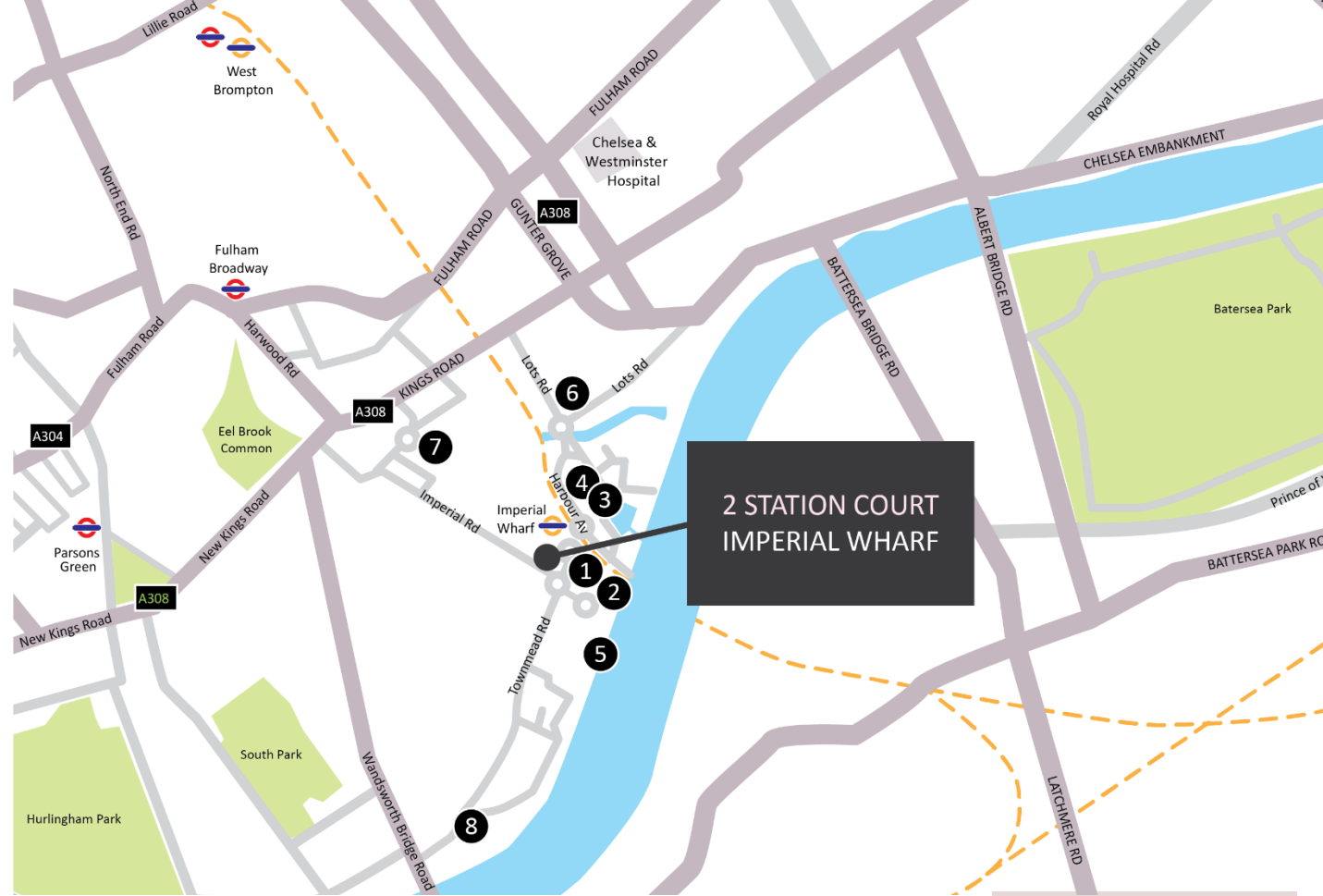
Local facilities include a Sainsburys superstore, Jurys Inn Hotel and restaurants at Imperial Wharf and numerous bars, restaurants, and cafes along Wandsworth Bridge Road and in the local area.

## Transport

**IMPERIAL WHARF STATION** – Overground connects to Clapham Junction (connections to Waterloo & Victoria), West Brompton (connections to District & Piccadilly Lines), Shepherds Bush (Central Line) and Westfield London.

**BUS ROUTES** - C3 bus (Clapham Junction, Earls Court) and

**RIVER CONNECTIONS** - River Taxi (Putney, Embankment).



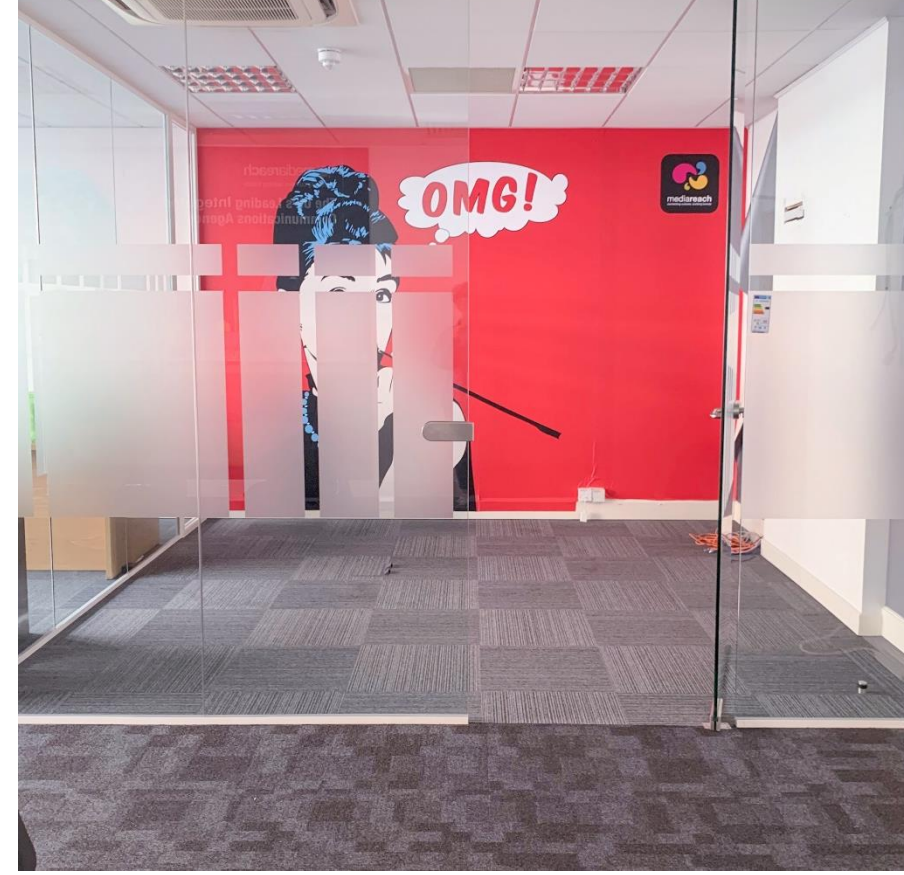
## Transport Times

Clapham Junction.....	14 mins
Earls Court.....	17 mins
Fulham Broadway.....	18 mins
Paddington.....	28 mins
Sloane Square.....	27 mins
Paddington.....	28 mins
Waterloo.....	34 mins
Heathrow Airport T1,2 &3 .....	66 mins

(Times from CityMapper)

## LOCAL

1. Harris & Hoole / Tesco Express
2. One London - Gym
3. Chelsea Harbour Brasserie
4. Chelsea Harbour / Hotel / Design Centre
5. The Waterside - Pub
6. Lots Road - Gastro Pub
7. The Rose - Gastro Pub
8. Sainsburys Superstore



## Description

Station Court is the residential led mixed-use building opposite the station. Suite 11 (first floor) has floor to ceiling double glazed windows.

## Accommodation

Approximate NIA floor areas are as follows:

Floor Areas	sq. ft	sqm
Suite 11	621	57.7

EPC Rated C

Terms Available on a new lease

Rent £21,735 per annum.

## Business Rates

Ratable Value £20,500

Contact local authority to confirm rates payable.

## Service Charge

Approximately £10 per sq ft

## Specification

- Hyperoptic Broadband
- Air conditioning
- Secure environment
- Full access raised floor.
- Large secure underground car park
- Shared kitchen
- Shared accessible W/C
- Shared shower facility
- Passenger Lift
- Bicycle and motorcycle parking
- Riverside location.



2 Station Court Foyer

**frost  
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## Contact

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Brochure May 2023