



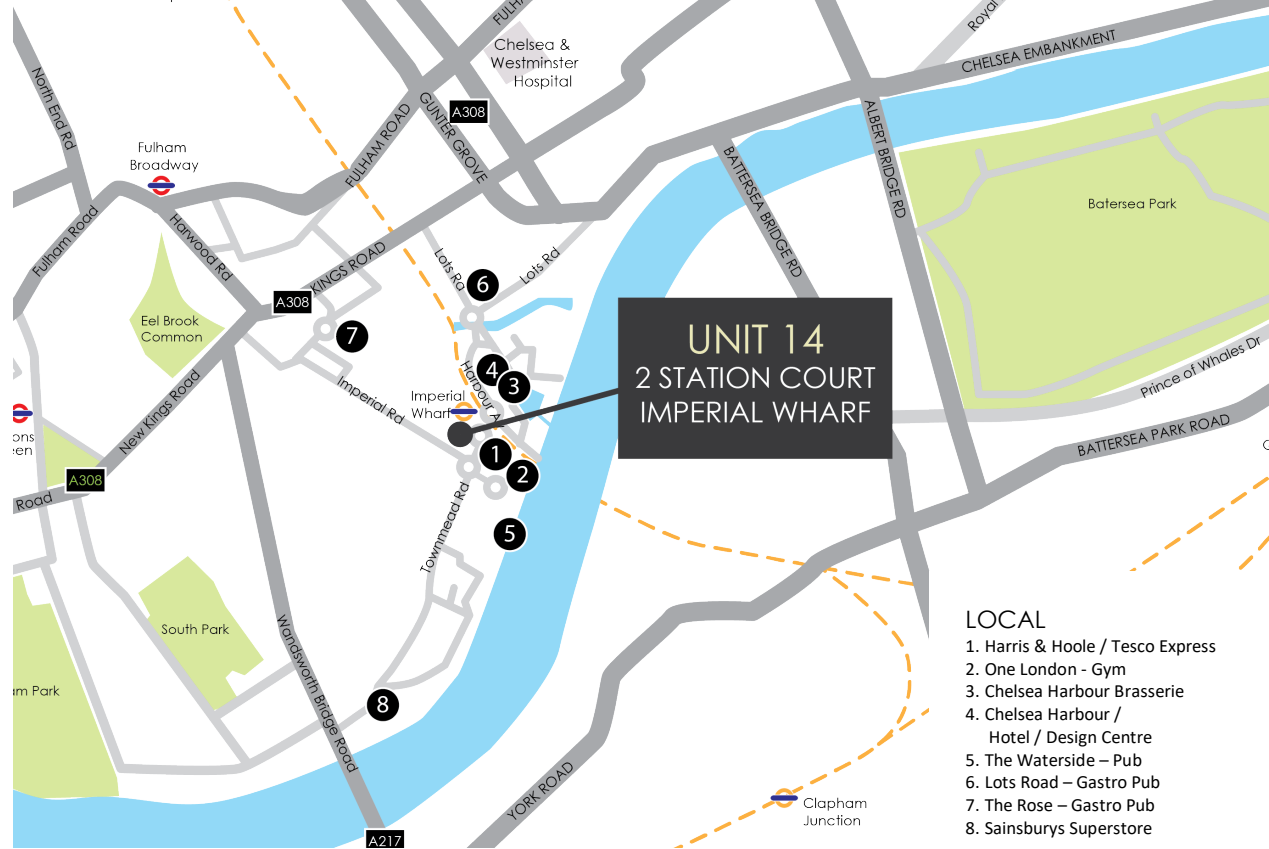
**UNIT 14, 2 STATION COURT**  
TOWNMEAD ROAD, IMPERIAL WHARF SW6 2PY

**VIRTUAL FREEHOLD FOR SALE** 684 sq ft  
**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.



## Description

The property comprises a first floor self-contained office. The property benefits from comfort cooling, kitchen, separate meeting room and server room.

## Accommodation

Approximate NIA floor areas are as follows:

Floor Areas	sq ft	sq m
Unit 14	684	63.54

EPC: B (44)

**Tenure:** Leasehold 999 years at a peppercorn ground rent

## Business Rates

Ratable Value: £12,200

Contact local authority to confirm rates payable.

## Service Charge

Approximately £12 per sq ft (2022)

**Guide Price:** £365,000



2 Station Court Foyer

**Misrepresentation Act 1967:** These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT  
Brochure September 2022

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For further information  
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