



Suite 7, 2 Station Court, London, SW6 2PY

Modern self-contained office in Imperial Wharf with comfort cooling, kitchenette & great transport links. Affordable rent & good incentives!

Key Points

- Affordable Rent & Incentives – Offered at a competitive rent of £12,000 per annum, with a generous incentives
- Prime Location & Transport Links – Situated in Imperial Wharf, with easy access to Imperial Wharf Overground Station, local bus routes, and connections to the London Underground.
- Excellent Natural Light – Large windows provide a bright and airy working environment.
- Modern & Well-Equipped office - Features high-quality finishes, suspended ceilings with recessed lighting, and perimeter trunking for efficient cable management.
- Nearby Amenities – Close to a Sainsbury's superstore, Jurys Inn Hotel, and a variety of restaurants at Imperial Wharf, as well as numerous bars, cafés, and eateries along Wandsworth Bridge Road.
- Flexible terms available

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Summary

Available Size	301 to 430.88 sq ft
Rent	£12,000 per annum
Rates Payable	£19.69 per sq ft
Service Charge	£12.07 per sq ft
Estate Charge	N/A
Total	£31.76 per sq ft
Rateable Value	£17,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Not applicable

Description

Self-contained office suites situated on the first floor, located within the sought-after Imperial Wharf development. The offices benefits from comfort cooling, a demised kitchenette, and a well-proportioned open-plan workspace, providing a flexible and modern working environment. Large windows allow for excellent natural light, creating a bright and airy atmosphere. The unit also features high-quality finishes, suspended ceilings with recessed lighting, and perimeter trunking for efficient cable management. Some of the units benefit from outside space.

This unit presents an excellent opportunity for businesses seeking a well-equipped and conveniently located office space in a prestigious riverside development.

Location

Located within Imperial Wharf, the office enjoys excellent transport links, including Imperial Wharf Overground Station, which provides direct connections to Clapham Junction and West Brompton, linking to the wider London Underground network. The area is also well-served by local bus routes and is within close proximity to the amenities of Chelsea Harbour and Fulham.

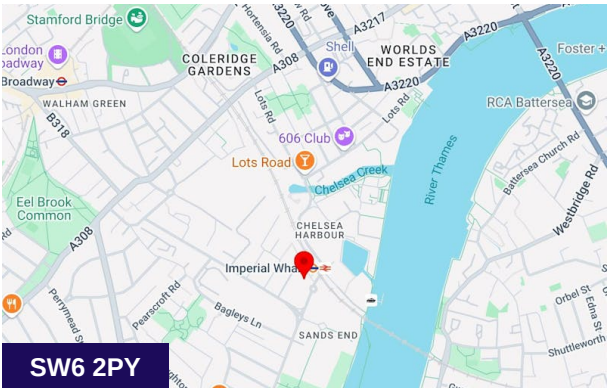
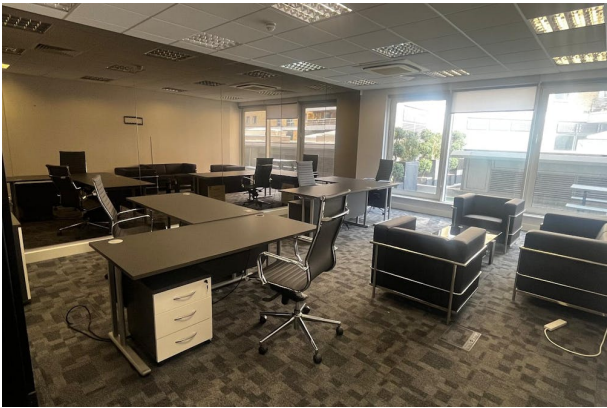
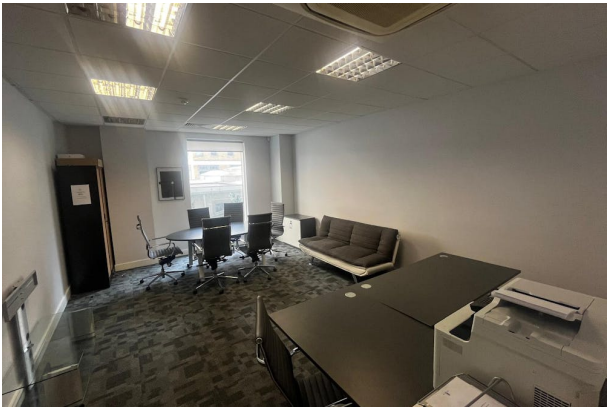
The property is well-served by a range of local amenities, making it an attractive location for businesses and employees alike. Nearby facilities include a Sainsbury’s superstore, ideal for convenient shopping, and the Jurys Inn Hotel, which provides accommodation options for visiting clients and business partners.

Imperial Wharf itself offers a selection of restaurants, catering to a variety of tastes, while the wider local area boasts numerous bars, cafés, and eateries along Wandsworth Bridge Road. The vibrant surroundings ensure a dynamic and convenient working environment, with plenty of options for lunch breaks, after-work socializing, and client meeting

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 7	430.88	40.03	Available
1st - Suite 16 A	411	38.18	Available
1st - Suite 16 B	301	27.96	Available
Total	1,142.88	106.17	



Get in touch



George Cracknell

07384 897647

georgecracknell@johndwood.com

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