

**SUPERB STUDIO SPACE TO LET**  
**UNIT 5**  
**11 WYFOLD ROAD**  
**LONDON**  
**SW6 6SE**

**APPROX 950 SQ FT**



## **LOCATION**

The premises are very well situated in the heart of Fulham immediately to the west of Munster Road. The nearest underground station is Parsons Green (District Line) with Putney Bridge (District Line) and Hammersmith Broadway (District, Piccadilly and Hammersmith & City Line) situated further to the north. Numerous buses run along the Fulham Palace Road affording swift access to Hammersmith and Putney Bridge.

Subject to contract and exclusive of VAT if applicable

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**DESCRIPTION**

The premises comprise a superb north-lit commercial studio with a minimum floor to ceiling height of 3.1 meters. The premises were formally used for photographic studio purposes.

**AMMENITIES**

We noticed the following amenities:

- Private WC facilities
  - Private kitchenette/office at mezzanine level
  - 3.1 metre minimum ceiling height
  - Gas fired central heating
- None of the services have been tested

**TERMS**

The premises are available on a new flexible full repairing and insuring lease.

**RENT**

£22.50 per sq ft.

**SERVICE CHARGE**

Upon application

**ENERGY PERFORMANCE CERTIFICATES (EPC)**

D-87

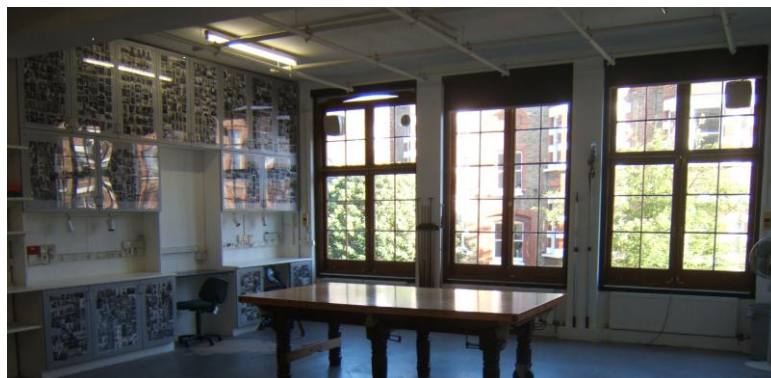
**BUSINESS RATES**

We have obtained the following information from the London Borough of Hammersmith & Fulham on 020 8748 3020. We strongly recommend the parties verify this information directly with the local authority prior to entering into any contract.

Rateable Value 2010 £19,750

Current rates payable

£9,302.25 (£9.80 psf pax)

**VIEWING**

Strictly by appointment through sole agents **HNG 0203 205 0200**