

# PROPERTY PARTICULARS



**BISHOPS PARK HOUSE 25-29 FULHAM HIGH STREET LONDON SW6 3JH**

**APPROX 1,075 SQ FT**

**EXCELLENT OFFICES TO LET**



## **LOCATION**

Bishops Park House is prominently situated on the north side of Fulham High Street in this busy retail and office thoroughfare within a few hundred meters of Putney Bridge (District Line) underground station and bus interchange.

## **DESCRIPTION**

Bishops Park House provides a purpose built office property on ground, first, second and third floors with central entrance hall, lift, high quality WC facilities.

The premises are on the third floor in open plan, approx. 1,075 sq ft.



**HARGREAVES NEWBERRY GYNGELL**  
CHARTERED SURVEYORS

Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gyngell Limited (HNG) give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Hargreaves Newberry Gyngell Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

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### **AMENITIES**

- Independent Central Heating
- Full Access Raised Floor
- Passenger Lift
- Kitchenette
- Carpet Tiles
- Plastered ceiling with spot lights.(Third floor)

### **CAR PARKING**

Business car parking permits are available from the Local Authority and there is all day meter parking available in addition.

### **TERMS**

The premises are available on new lease(s) directly from the freeholder for a period by arrangement. £25.00 per sq ft per annum exclusive.

### **BUSINESS RATES**

The premises are located in the London Borough of Hammersmith and Fulham who should be contacted to verify the following figures:

Third	RV £21,000	£9,891 2013-14
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### **SERVICE CHARGE AND BUILDING INSURANCE**

Service charge Budget approx £6.50 psf + VAT

Building Insurance Budget approx. £0.75 psf + VAT

### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

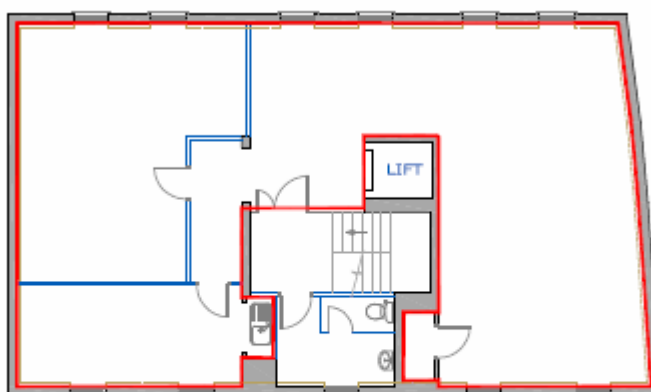
Third floor C60

### **POSSESSION**

Immediate on completion of legal formalities..

Further information and inspections may be arranged through landlord's sole agents

**Hargreaves Newberry Gyngell 020 3205 0200**



FULHAM HIGH STREET THIRD FLOOR