

## 1<sup>st</sup> Floor Offices To Let Approx 650 sq ft

364-366 Fulham Road  
London SW10 9EU



### LOCATION

The premises are prominently situated on Fulham Road just to the east of Chelsea Football Ground and within a short walk of Fulham Broadway (District line) underground station. Many busses pass along the Fulham Road towards central London.

### DESCRIPTION

The premises comprise the entire first floor of this period building which is currently arranged as four separate offices plus private WC and kitchenette.

### ACCOMMODATION

The first floor approx 650 sq ft.

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. • Regulated by RICS

7-10 Chandos Street  
Cavendish Square  
London W1G 9DQ  
**T 020 3205 0200**  
**F 020 3205 0201**  
info@hng.co.uk  
**www.hng.co.uk**

**AMENITIES**

Wooden floors throughout Private Kitchenette Private WC	Good natural light 4 Period rooms Gas fired central heating
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**LEASE**

The premises are available on a new effective full repairing and insuring lease to be held outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II as amended.

**RENT**

£30.00 per sq ft.

**SERVICE CHARGE**

Approximately £3.50 per sq ft for the current year

**BUSINESS RATES**

The premises have an RV of £23,500, the rates payable of £11,844 per annum.

**EPC**

E-101

**POSSESSION**

The premises fall vacant at the end of June 2019.

**FLOOR PLAN**

Pls see indicative floor plan below

**VIEWINGS**

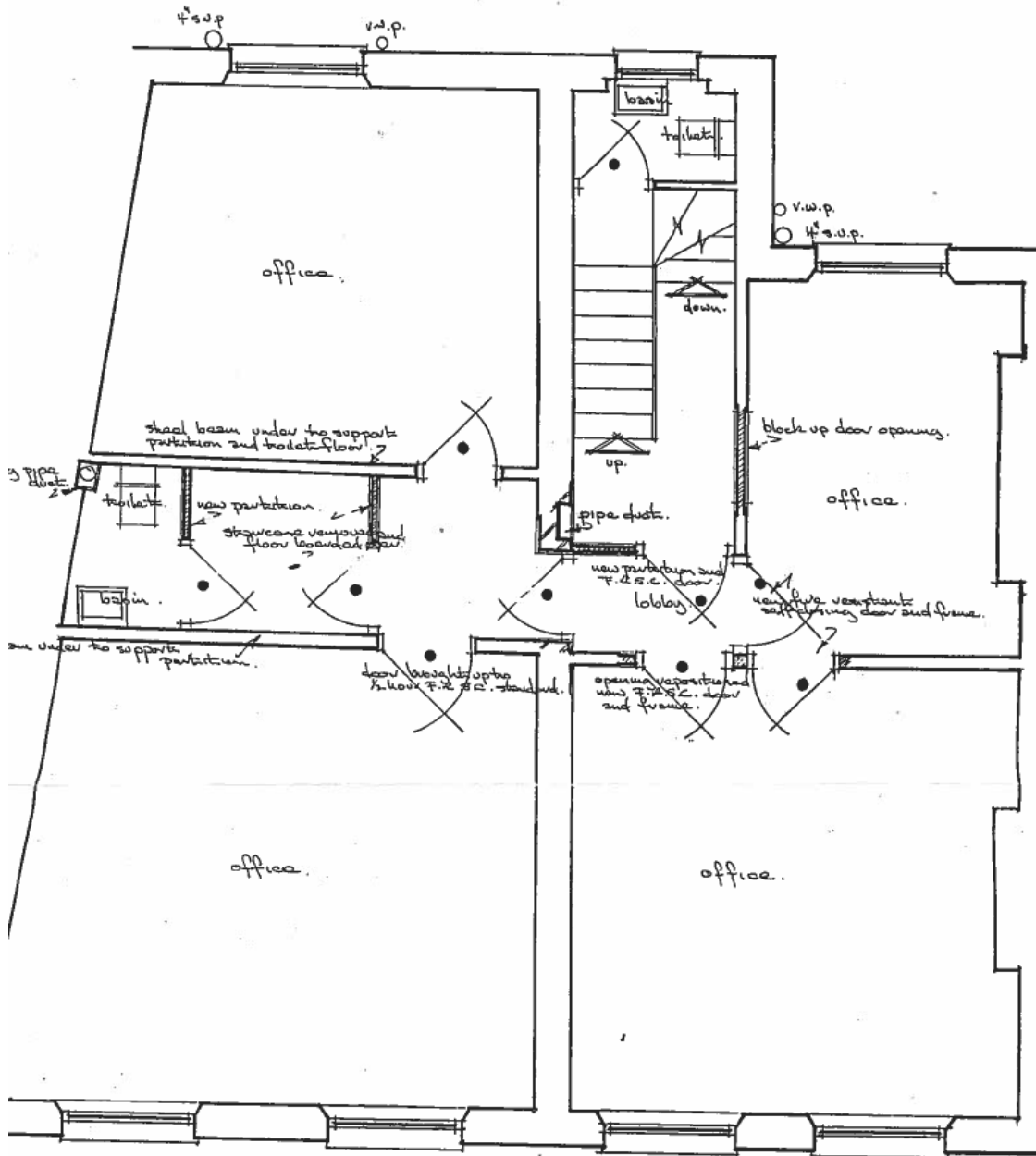
Strictly by appointment through sole agents:

**HNG**

**Mark Belsham 07973 372 698**

**Tim Wilkinson 07973 302 814**

**020 3205 0200**



**Indicative floor plan of  
First Floor 364-366 Fulham Road SW10**