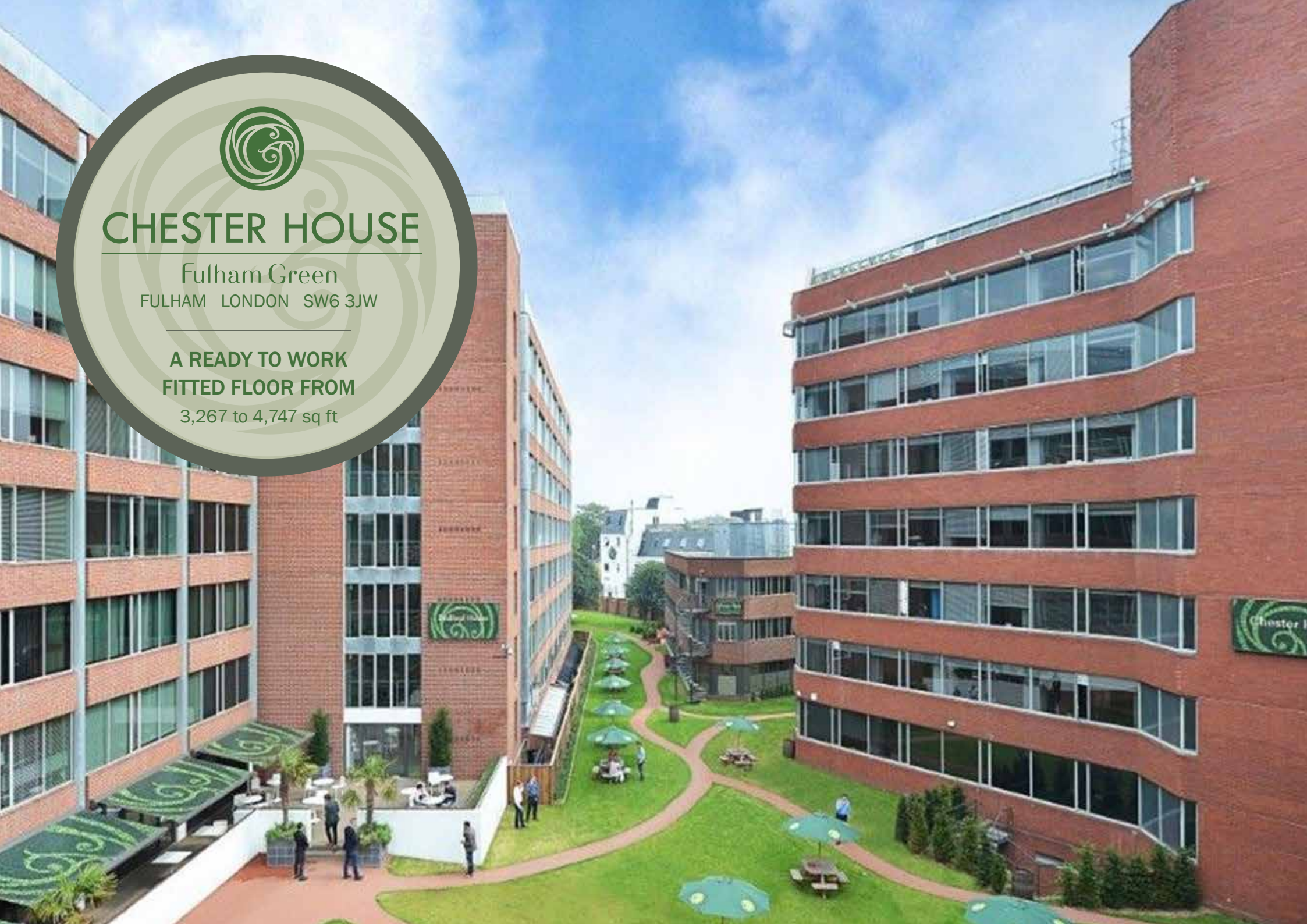




# CHESTER HOUSE

Fulham Green  
FULHAM LONDON SW6 3JW

**A READY TO WORK  
FITTED FLOOR FROM**  
3,267 to 4,747 sq ft



# LOCATION



Bishops Park

Putney Bridge & Riverside



5. Putney Exchange



9. Pappa Ciccia

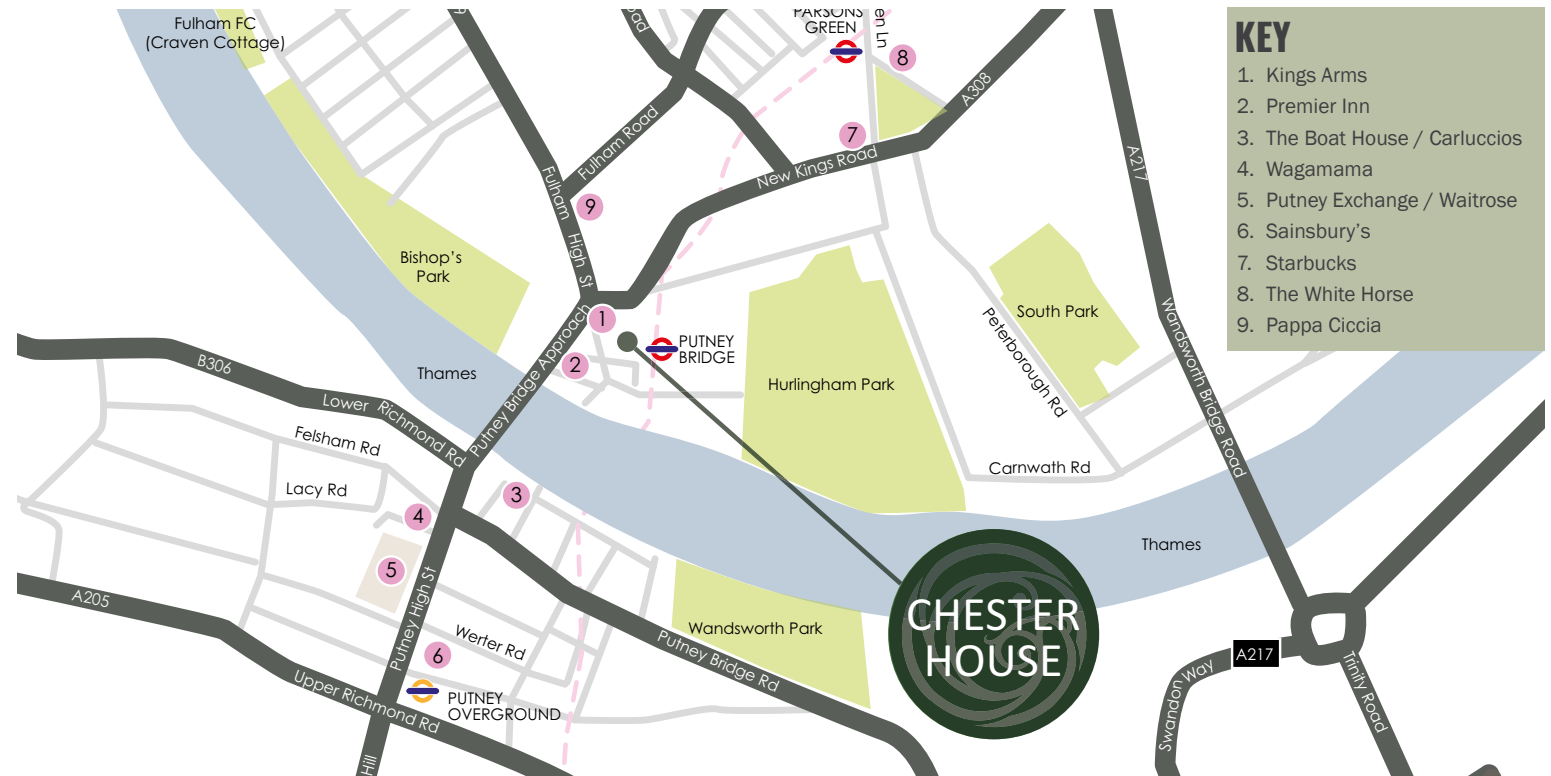


Situated on the north side of the River and set back off Fulham High Street adjacent to Putney Bridge (District Line) Underground Station and bus terminal. It is therefore well positioned to enjoy the benefits of excellent shops, restaurants and bars nearby in Fulham or across the bridge to Putney. The A219 Putney High Street/Putney Hill links Fulham High Street with the A3 for access to both central London and Surrey to the south. Putney mainline station (for Waterloo) is approximately half a mile.

## TRANSPORT LINKS

PUTNEY BRIDGE (District Line) Underground Station is a 1 minute walk.

PUTNEY MAINLINE STATION is a 7 minute walk.



**KEY**

1. Kings Arms
2. Premier Inn
3. The Boat House / Carluccios
4. Wagamama
5. Putney Exchange / Waitrose
6. Sainsbury's
7. Starbucks
8. The White Horse
9. Pappa Ciccia

# OFFICE



meeting room



open plan office



reception



on-site gym



open plan fitted office



on-site café

## DESCRIPTION

Chester House offers occupiers the choice of floors within this newly refurbished office building, nestled within landscaped grounds of Fulham Green. Occupiers will benefit from the decked terrace café, landscaped gardens and secluded outdoor meeting areas, providing an excellent environment in which to relax.

CLICK TO VIEW



# AVAILABILITY

## SPECIFICATION

- Fully furnished & connected
- On-site bar/café
- On-site reception & building manager
- Stunning views
- Communal landscaped grounds
- Air conditioning
- 2 x passenger lifts
- Secure parking

## RENT

£46.00 per sq ft

## SERVICE CHARGE

Approximately £7 per sq ft  
(including Building and Estate Charge)

## BUSINESS RATES

£19.84 per sq ft

## CONTACTS



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## TERMS

Our client is offering one of the two floors to let and will remain in occupation of the other. Their lease runs to January 2023 however the freeholder has indicated interest in granting a new longer lease subject to contract.

## EPC

To be assessed

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 January 2021

FLOORS AVAILABLE TO RENT (only one of these floors is available to let)

FLOOR	SIZE SQ FT	SIZE SQ M	TOTAL COST PA
4th	3,267	303.5	£236,991
5th	4,747	441.0	£345,755

