

522-524 FULHAM ROAD FULHAM BROADWAY LONDON SW6 5NR

Refurbished Ground Floor Office with cabling and carpet
Furniture possibly available subject to terms

Approx 1,177 sq ft

Location

522 is prominently situated on Fulham Road just to the west Fulham Broadway and adjacent to the entrance to the Waitrose car park.

Fulham Broadway underground (District line) is within a few minutes' walk as are the many facilities offered at Broadway including Wholefoods, Waitrose, Marks and Spencer's Simply Food, The Broadway Shopping Centre, including David Lloyd Fitness, Vue Cinema and the many varied and independent retailers on North End Road and Vanston Place.



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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Ground Floor 1,177 sq ft (109 sq m)

Terms

The premises are available on new sublease for a term of 5 years with flexibility required after the 3rd year.

The premises were refurbished last year and used by our clients as overflow space for a few months. They have installed some cabling/patch panel and carpet.

Furniture can be made available if required on separate terms

The refurbishment included the following

New air conditioning

New lift

New electrics

New lighting

New WC's

New full access raised floor

New decorations throughout.

Rent

£45 per sq ft per annum exclusive for the offices



Business Rates

	RV	Approximate Payable	
Ground Floor	£31,250	£15,343 pax	(£13.04 per sq ft)

The above figures are estimates and all tenants must verify the above information by direct enquiry to the local authority Hammersmith and Fulham tel 0208 748 3020.



Service Charge

Guide £6.50 per sq ft

EPC

D-87

Further Information and Appointments to Inspect

Strictly by appointment with landlord's sole agents

HNG 020 3205 0200

Mark Belsham Tim Wilkinson
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