

**Short term offices to let direct river views from many
From 1,150 sq ft to 2,792 sq ft**

**QUAYSIDE
WILLIAM MORRIS WAY
FULHAM LONDON SW6 2UZ**



LOCATION

Situated in a great position adjacent to The Harbour Club in Fulham. Imperial Wharf (Overground) Station is within a few minute's walk and many buses pass along Townmead Road.



Subject to contract and exclusive of VAT if applicable

Important - Hargreaves Newberry Gynge 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 Gynge Limited (HNG) has any authority to make or give any representation or warranty whatever in relation to this property.

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DESCRIPTION

The premises are situated on the first and second floor of this purpose built office building with direct river views. The office is currently partitioned to provide open plan space and some private offices. On-site parking is available on separate terms.

TERMS

The premises are available on a new lease from the freeholder for 3 years subject to a rolling break from **June 2020** to be held outside the security of tenure and compensation provisions of the LL & T Act 1954.

AMENITIES

On-site parking	Comfort Cooling
Break out/Vending area	Shower facilities
26 Person passenger lift and Goods Lift	Private Kitchen to Unit 22
Perimeter trunking	Manned reception area
Male and female WCs	River view from 14 and oblique view from 22

EPC Energy Performance Certificate

D -78



Unit 14

Current Availability

Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2019	Rent PSF PAX	Status
1,150	First	3	YES	11.00	£8.10	£25.00	Available
1,631	First	7	YES	11.00	£8.10	£25.00	Available
1,161	First	9	YES	£8.40	£8.10	£25.00	Available
2,792	First	9 & 7	YES	TBA	£8.10	£25.00	Available
1,180	Second	14	YES	£8.40	£8.10	£25.00	Available
1,180	Second*	20	YES	£8.50	£8.10	£25.00	Available

BUSINESS RATES

The business rates set out above have been obtained electronically and are estimates.

All interested parties are strongly advised to make enquiries to the exact amount payable directly to The London Borough of Hammersmith & Fulham **020 8748 3020**.



View from Suite 14

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