

Unit 18a  
Parsons Green  
Depot  
Parsons Green Lane  
London  
SW6 4HH



STUDIO / OFFICE OPPORTUNITY IN PARSONS GREEN

**TO LET**

**1,365 sq ft (127 sq m)**



 Grant Mills Wood  
chartered surveyors  
[www.grantmillswood.com](http://www.grantmillswood.com)  
020 7629 8501

## Location

Parsons Green Depot is located off Parsons Green Lane, adjacent to the London Underground District Line and is within a few minutes-walk of Parsons Green Station.

The total site is approximately 1.38 hectares and follows the southern boundary of the District Line from Parsons Green Lane to Barclay Road. The site previously supported the operation of the District Line when it opened in 1880 and is currently occupied by a diverse mix of small businesses. Access to the site is via the estate road.

## Floor Areas - GIA

Unit 18a	Sq ft	Sq m
Ground Floor	702	65
First Floor	663	62
<b>TOTAL</b>	<b>1,365</b>	<b>127</b>

## Rates

We understand from the London Borough of Hammersmith & Fulham that the rateable value for Unit 18a is £10,250. The rates payable for 2019/20 equate to £5,032.75.



## Description

The property comprises of an end of terrace studio / office space of steel truss construction with brick elevations. Internally the unit has good levels of natural light whilst also benefitting from the following amenities:

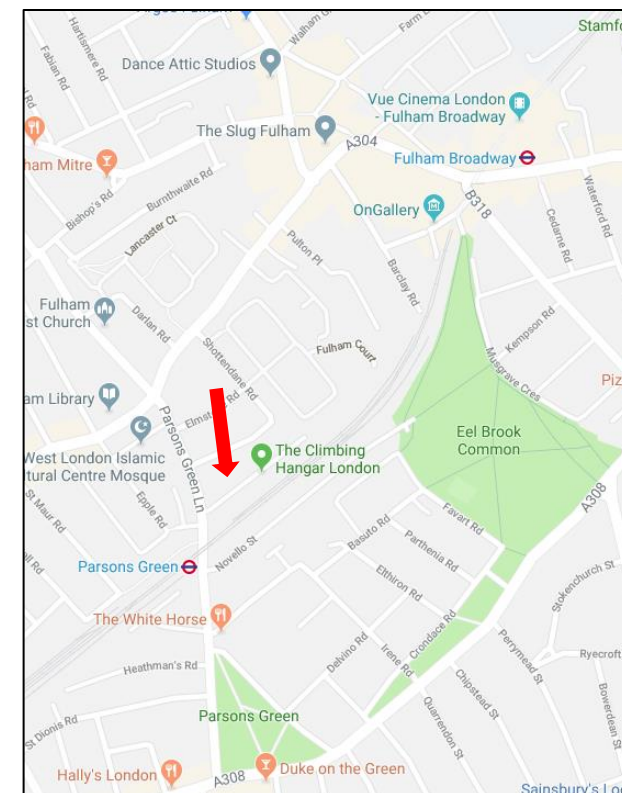
- Kitchenette
- WC block & shower facilities
- Main services
- Concrete floor

## Terms

A new full repairing and insuring lease is available for a **term until the 31<sup>st</sup> December 2024**, outside the Security of Tenure Provisions of the Landlord and Tenant Act. Quoting rent **£38,220 per annum** exclusive plus VAT. Subject to Contract.

## Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants 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 (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property June 2019.

## Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

David Theobald:

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