

To Let

1,797 sq ft

Part Ground Floor Office

9 Heathman's Road, London SW6 4TJ



Location:

Heathman's Road is situated to the west of Parsons Green in the Borough of Hammersmith & Fulham.

The surrounding area is well served by a wide range of retail options with a Little Waitrose at the end of the road, along with a range of restaurants and cafes as well as the famous White Horse public house just across the Green.

Parsons Green underground station (District Line) is within a few minutes' walk. The A4/M4 is close by, providing a direct route to the West End, Thames Valley and Heathrow Airport.

Accommodation:

The accommodation comprises the front ground floor unit of an attractive two storey warehouse-style building with profiled horizontal metal cladding. The space is currently configured with both open plan working and four private offices. There is also a small kitchen and demised WCs.

Part front ground floor:	1,329 sq ft	123 sq m
Part front ground floor sub-let:	468 sq ft	43 sq m
Total unit:	1,797 sq ft	166 sq m

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Terms:

New lease for a term by arrangement.

(N.B. There is currently a sub-tenant occupying 468 sqft on a tenancy at will.)

Rent:

The proposed rent is £50,316 per annum (£28 per sq.ft.)

Rates:

Estimated rates for 2019/2020 are £13,625 per annum (£7.58 per sq.ft.). Prospective occupiers should make their own enquiries.

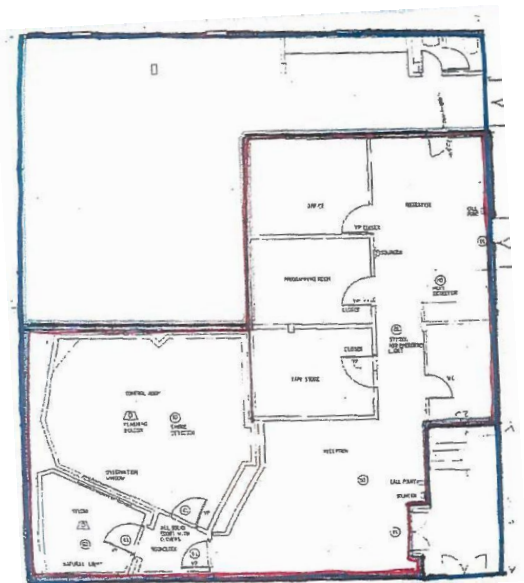
Service Charge:

£5,524 per annum (£3.07 per sq.ft.)

EPC:

Available on request.

Leaseplan:



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