

PROPERTY PARTICULARS

HNG

BISHOPS PARK HOUSE 25-29 FULHAM HIGH STREET LONDON SW6 3JH

APPROX 1,075 to 3,110 SQ FT

EXCELLENT OFFICES TO LET



LOCATION

Bishops Park House is prominently situated on the north side of Fulham High Street in this busy retail and office thoroughfare within a few hundred meters of Putney Bridge (District Line) underground station and bus interchange.

DESCRIPTION

Bishops Park House provides a purpose built office property on ground, first, second and third floors with central entrance hall, lift, high quality WC facilities.

The premises are on the first and third floors.

The first floor is in open plan to provide modern office accommodation with a high level of natural light. They have a small terrace.

The third floor has been partitioned by the current tenant to create a boardroom, store room and open plan area. These partitions may remain by arrangement.

Third floor approx.	1,075 sq ft
First floor approx.	2,035 sq ft Under offer
Total	3,110 sq ft

HARGREAVES NEWBERRY GYNGELL
CHARTERED SURVEYORS

Subject to contract and exclusive of VAT if applicable

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

95 Wigmore Street
London W1U 1QW
T 020 7486 3700
F 020 7935 6959
info@hng.co.uk
www.hng.co.uk

AMENITIES

- Central Heating
- Full Access Raised Floor
- Passenger Lift
- Kitchenette
- Carpet Tiles
- Suspended Ceiling with Integral Lighting (First floor)
- Plastered ceiling with spot lights.(Third floor)

CAR PARKING

Business car parking permits are available from the Local Authority and there is all day meter parking available in addition.

TERMS

The premises are available on new lease(s) directly from the freeholder for a period by arrangement.

RENT

£25.00 per sq ft per annum exclusive.

BUSINESS RATES

The premises are located in the London Borough of Hammersmith and Fulham who should be contacted to verify the following figures:

Floor	Rateable Value	Estimated payable 2013/14
Third	£21,000	£9,891
First	£36,500	£17,192

SERVICE CHARGE AND BUILDING INSURANCE

Service charge Budget approx £6.50 psf + VAT

Building Insurance Budget approx. £0.75 psf + VAT

ENERGY PERFORMANCE CERTIFICATE (EPC)

First floor D82

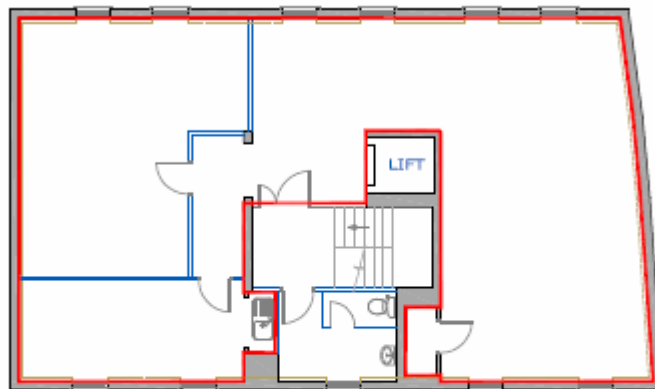
Third floor C60

POSSESSION

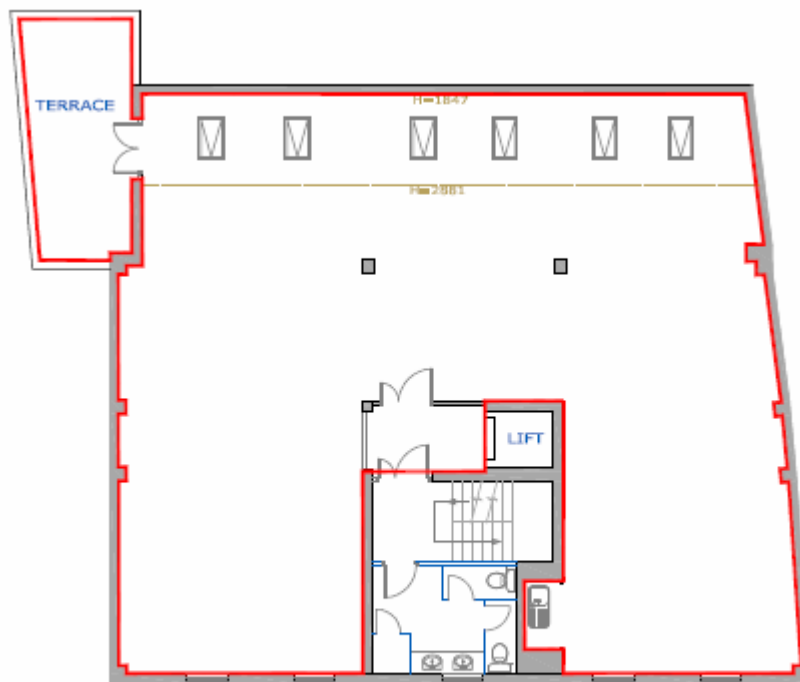
Immediate on completion of legal formalities..

Further information and inspections may be arranged through landlord's sole agents

Hargreaves Newberry Gyngell 020 3205 0200



THIRD FLOOR
FULHAM HIGH STREET



FIRST FLOOR
FULHAM HIGH STREET