



2-6

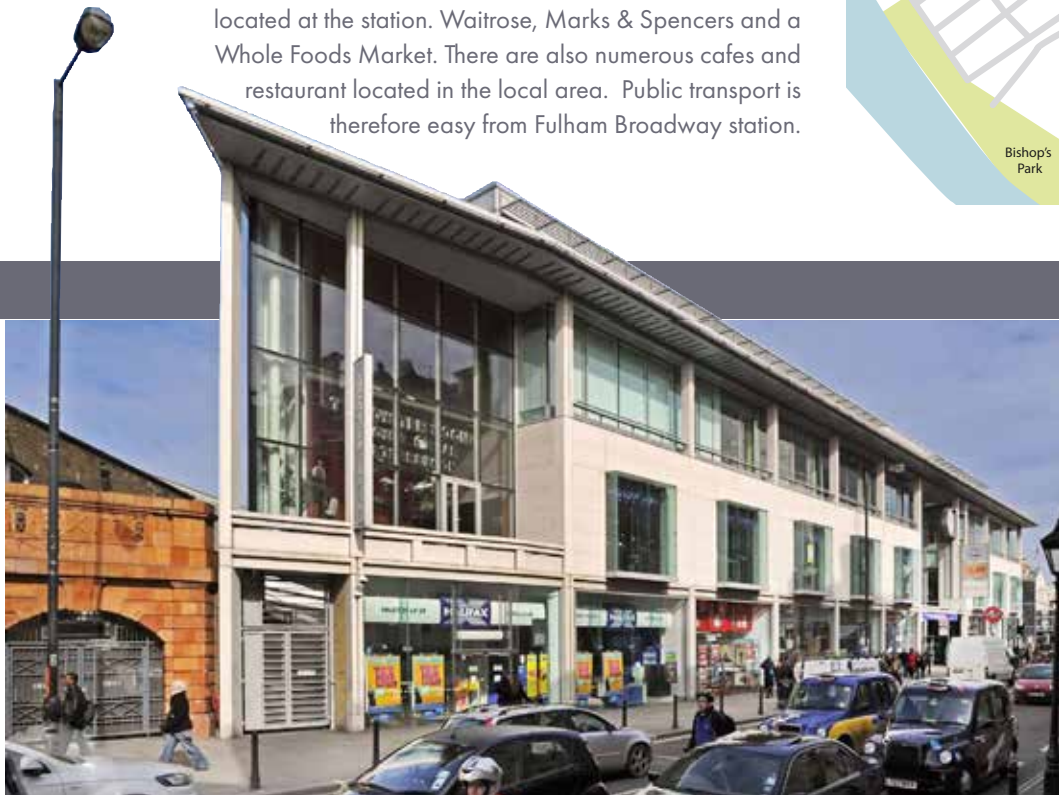
FULHAM BROADWAY
FULHAM SW6 1RA

TO LET - Class E/Educational Opportunity 8,257sq ft

LOCATION



The building is situated close to Fulham Broadway, 140 m from the underground station (District line) and the shopping centre, opposite Vanston Place, a short walk from Chelsea Village and football ground and the La Reserve Hotel restaurant. Local facilities include a Sainsburys superstore located at the station. Waitrose, Marks & Spencers and a Whole Foods Market. There are also numerous cafes and restaurant located in the local area. Public transport is therefore easy from Fulham Broadway station.



Transport links

Stations

FULHAM BROADWAY
(District Line) 140 meters, less than a 1 minute walk

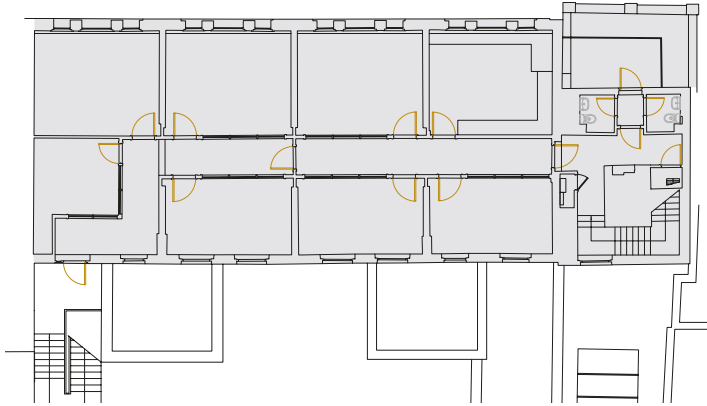
PARSONS GREEN
(District Line) 0.5 miles 11 minute walk

Hammersmith.....	13 mins
Wimbledon	18 mins
Victoria	19 mins
Sloan Square	19 mins
Paddington	22 mins
Waterloo.....	25 mins
Kings Cross St Pancras	32 min
Heathrow Terminals 1-3.....	53 mins

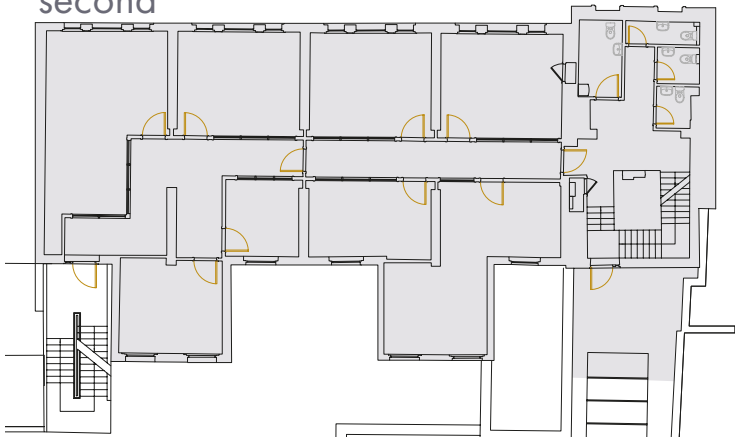
Source: citymapper.com

PLANS

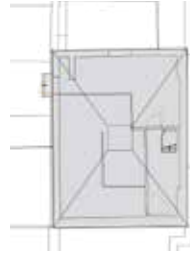
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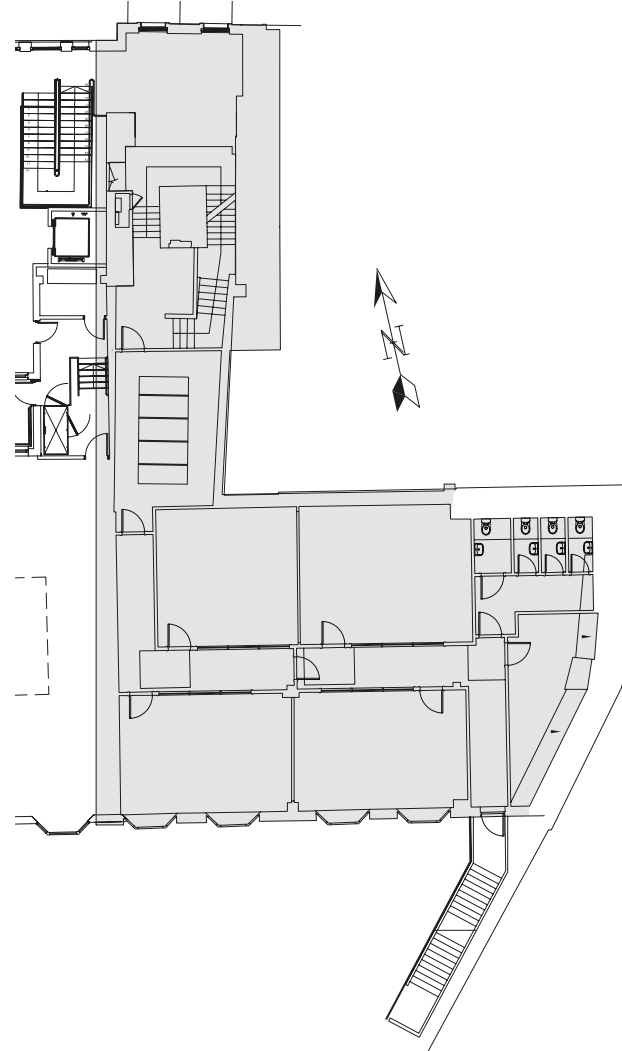
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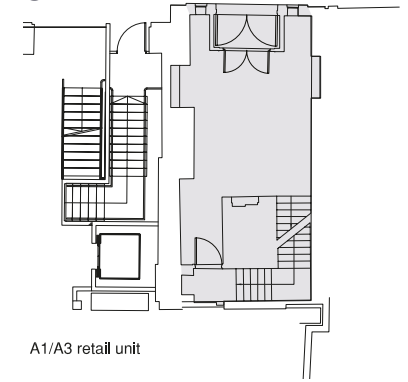
fourth



first

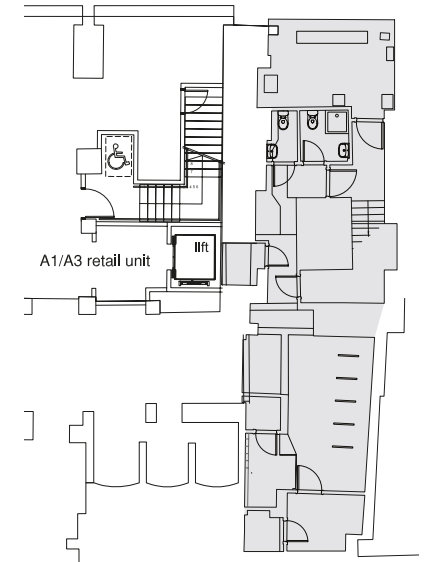


ground



A1/A3 retail unit

lower ground



A1/A3 retail unit

FLOOR	AREA sq ft	AREA sq m
Third	2,053	190.7
Second	2,369	220.1
First	2,684	249.4
Ground	349	32.4
Lower ground	802	74.5
Total	8,257	767.1

ACCOMMODATION



Description

A very prominent air-conditioned building which provide accommodation over lower ground to 3rd floors. The building, originally and office building has more recently been occupied by an educational occupier and therefore benefits from this planning use. We consider alternative uses such as Medical, Showroom and Offices would also be suitable, subject to planning.

Specification

- Air Conditioning
- Double glazed windows
- lift
- WCs
- Cat5 cabling
- Parking space
- Suspended ceiling
- Fire escape
- Disabled access
- Close to underground station



THE DETAIL



AVAILABILITY

See table

VAT

VAT is applicable to the rent.

Terms

A new lease
for a term to be agreed.

EPC

Rated C

Rent

£46.50 per sq ft

Business Rates

On application

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure January 2022

Contact us

Shaun Wolfe

swolfe@frostmeadowcroft.com

Simon Kibble

skibble@frostmeadowcroft.com

Jack Realey

jrealey@frostmeadowcroft.com

020 8748 1200

frost
meadowcroft