



Fulham Green

LONDON SW6 3JW

NEWLY REFURBISHED OFFICE SPACE
FROM 250 SQ FT - 50,000 SQ FT

fulhamgreen.com



Fulham Green

LONDON SW6 3JW



Fulham Green is located in the heart of west London and sheltered within a secluded two-acre green campus. Fulham Green offers occupiers the choice of six newly refurbished office buildings - 210 & 212 New Kings Road, Riverbank House, Bedford House, Cavendish House and Chester House which are nestled within private landscaped grounds. Fulham Green's occupiers benefit from an on-site gym Fulham Fit, Café, large terrace and secluded open air meeting areas within the grounds in which to work and relax.

Fulham Green can accommodate start-ups and SME's on flexible terms. Fully furnished and fully fitted out solutions will also be considered. Fulham Green is in close proximity to a wide variety of local amenities and transport links. The team at Fulham Green will work with you to create your ideal space, they have the flexibility to offer fully fitted and furnished spaces if needed.

SPECIFICATION

- Two onsite cafés
- Outside terrace
- Large peaceful garden spaces
- Fibre connectivity to every building
- Catering available for events and function
- Fully-serviced meeting rooms
- Shower facilities
- Car parking
- Secure bike parking
- Gym membership with changing room and showers
- City, River or Garden views
- Excellent natural light
- Serviced & lease solutions
- Flexible terms



Air Conditioned



Leased, Serviced and Managed Terms



In house management and staffed reception



Gardens



Café



Fulham Fit Gym



24/7 Security



Showers



Meeting Rooms



Fibre Connectivity



Onsite Cycle Storage

The large garden spaces of Fulham Green provide a unique offering, with excellent transport connectivity and a modern campus style space, ideal for collaborative working





210 New Kings Road

newly-refurbished office suites
from **2,000 to 25,000 sq ft**
over six floors

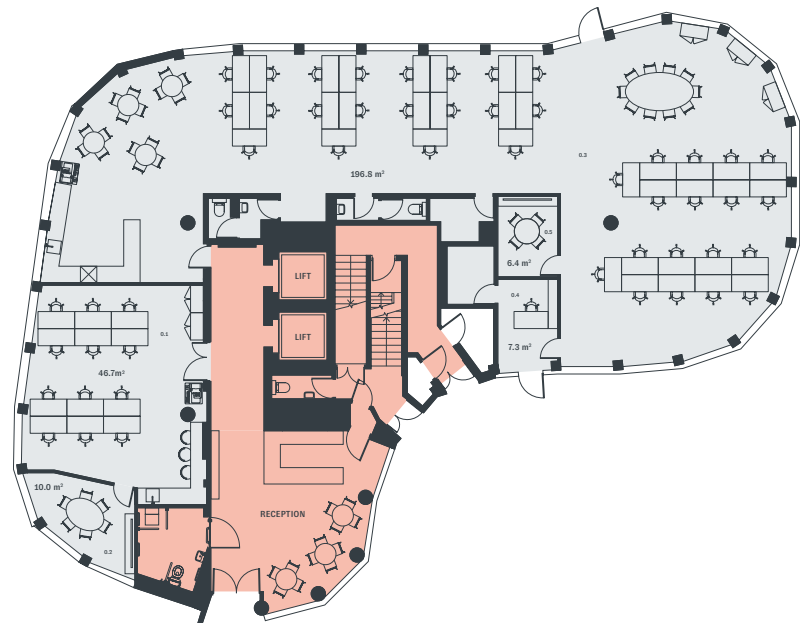


SPECIFICATION

- Air conditioning
- 2 passenger lifts
- Staffed reception
- Newly landscaped communal gardens
- Wood floors throughout
- Leased, serviced and managed terms
- Available on a leased, managed or serviced basis
- Membership to gym facilities
- Secure bike storage
- Gardens

AVAILABILITY

Floor	sq m	sq ft
Sixth	347	3,738
Fifth	347	3,738
Fourth	347	3,738
Third	347	3,738
Second	347	3,738
First	293	3,155
Ground	283	3,055
Total	2,326	25,040



Typical floor plan
Indicative purposes only



Riverbank House

Recently refurbished office suites from 250 to 24,000 sq ft across seven floors

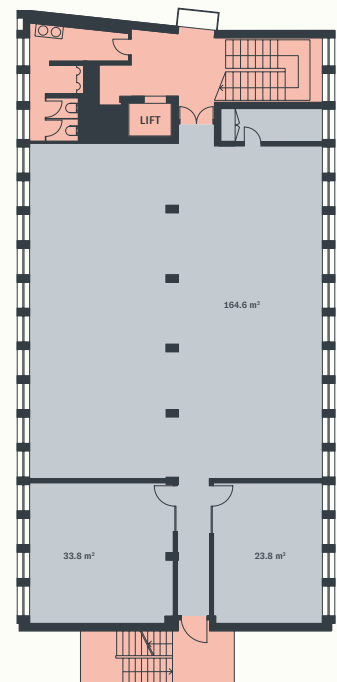


SPECIFICATION

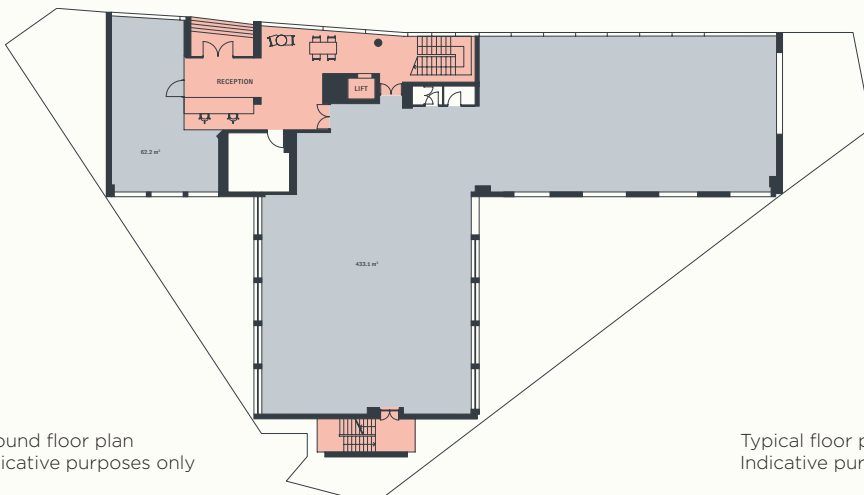
- Air conditioning
- Daylight dimming LED lighting
- Flexible floor plate
- Passenger lift
- Car Parking
- Dedicated concierge reception
- 24 hour access
- Serviced meeting rooms available by the hour
- High speed fibre available
- Leased, managed and serviced deals available
- Membership to gym facilities
- Gardens

AVAILABILITY

Floor	sq m	sq ft
Seventh	191	2,057
Sixth	281	3,024
Fifth	281	3,204
Fourth	281	3,204
Third - 304	59	645
Third - 303A	30	328
Third - 303	73	790
First	552	5,943
Ground	433	4,662
Total	2,216	23,857



Typical floor plan Indicative purposes only



Ground floor plan Indicative purposes only



212 New Kings Road

newly-refurbished office suites
from 458 to 2,581 sq ft
across three floors



SPECIFICATION

- Air conditioning
- Flexible floor plate
- Male and female toilets on each floor
- Passenger lifts
- Car Parking
- Dedicated concierge reception
- 24 hour access
- Serviced meeting rooms available by the hour
- High speed fibre available
- Membership to gym facilities
- Gardens

AVAILABILITY

Floor	sq m	sq ft
First - 102	75	811
First - 103	76	819
First - 105	42	458
First - 106	45	493
Total	239	2,581



Typical floor plan
Indicative purposes only



Bedford House

newly refurbished six storey office building extending to 60,200 sq ft, 250 sq ft available

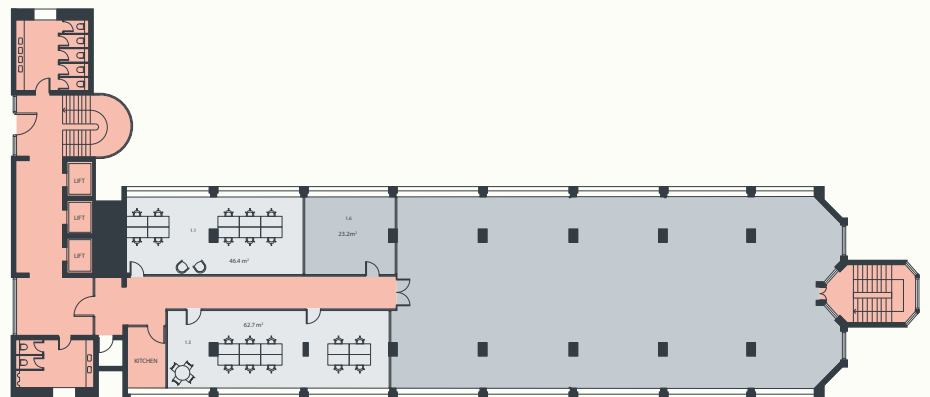


SPECIFICATION

- Air conditioning
- Raised access floors
- Daylight dimming LED lighting
- Flexible floor plate
- Male and female toilets on each floor
- 4 passenger lifts
- On-site car parking
- Dedicated concierge reception
- 24 hour access
- Serviced meeting rooms available by the hour
- High speed fibre available
- Membership to gym facilities
- Gardens

AVAILABILITY

Floor	sq m	sq ft
First - 1.2	23	250
Total	23	250



Typical floor plan
Indicative purposes only



Fulham Green

LONDON SW6 3JW



LOCATION

Fulham Green is exceptionally well-connected, sitting on the intersection of several main travel routes and overlooking the River Thames, 100 metres north of Putney Bridge. Fulham Green is also adjacent to Putney Bridge Tube station and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by either public transport or by road.

TRANSPORT LINKS

Putney Bridge Tube station on London Underground's District Line provides a frequent service to the West End and City, whilst Putney Mainline station - located 7 - 8 minutes' walk away - connects travellers to Waterloo and Clapham Junction.

TERMS

Custom built leasing options available; short term all inclusive, flexible leases, to 10 year traditional leases.

Plug & play solutions available.

VIEWING

Strictly by appointment through the joint sole agents.



19 minutes to Waterloo by train



20 minutes to West End by tube



32 minutes to Heathrow



1.8 miles A3
10.7 miles M3



fulhamgreen.com

hanovergreen
020 3130 6400
hanovergreen.co.uk

Harry Pruden
hpruden@hanovergreen.co.uk
07721 128 796

Richard Zoers
rzoers@hanovergreen.co.uk
07730 567 607

BNP PARIBAS REAL ESTATE
020 7629 7282
realestate.bnpparibas.co.uk

Ed Smith
edward.smith@realestate.bnpparibas
07836 656 538

Alastair Robinson
alastair.robinson@realestate.bnpparibas
077175 044 388

frost meadowcroft
020 8748 1200

Shaun Wolfe
swolfe@frostmeadowcroft.com
07900 911 135

Jack Realey
jrealey@frostmeadowcroft.com
07879 228 991

Misrepresentation Act 1967: Hanover Green, BNP Paribas & Frost Meadowcroft, for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Hanover Green, BNP Paribas & Frost Meadowcroft nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. November 2021.