

# Quayside Lodge

William Morris Way  
Fulham  
London  
SW6 2UZ

## TO LET

Flexible offices with  
river views

1,150 sq ft

1,631 sq ft

QUAYSIDE

WATERMEADOW  
LANE SW6





2



3



6

1) Sainsbury's

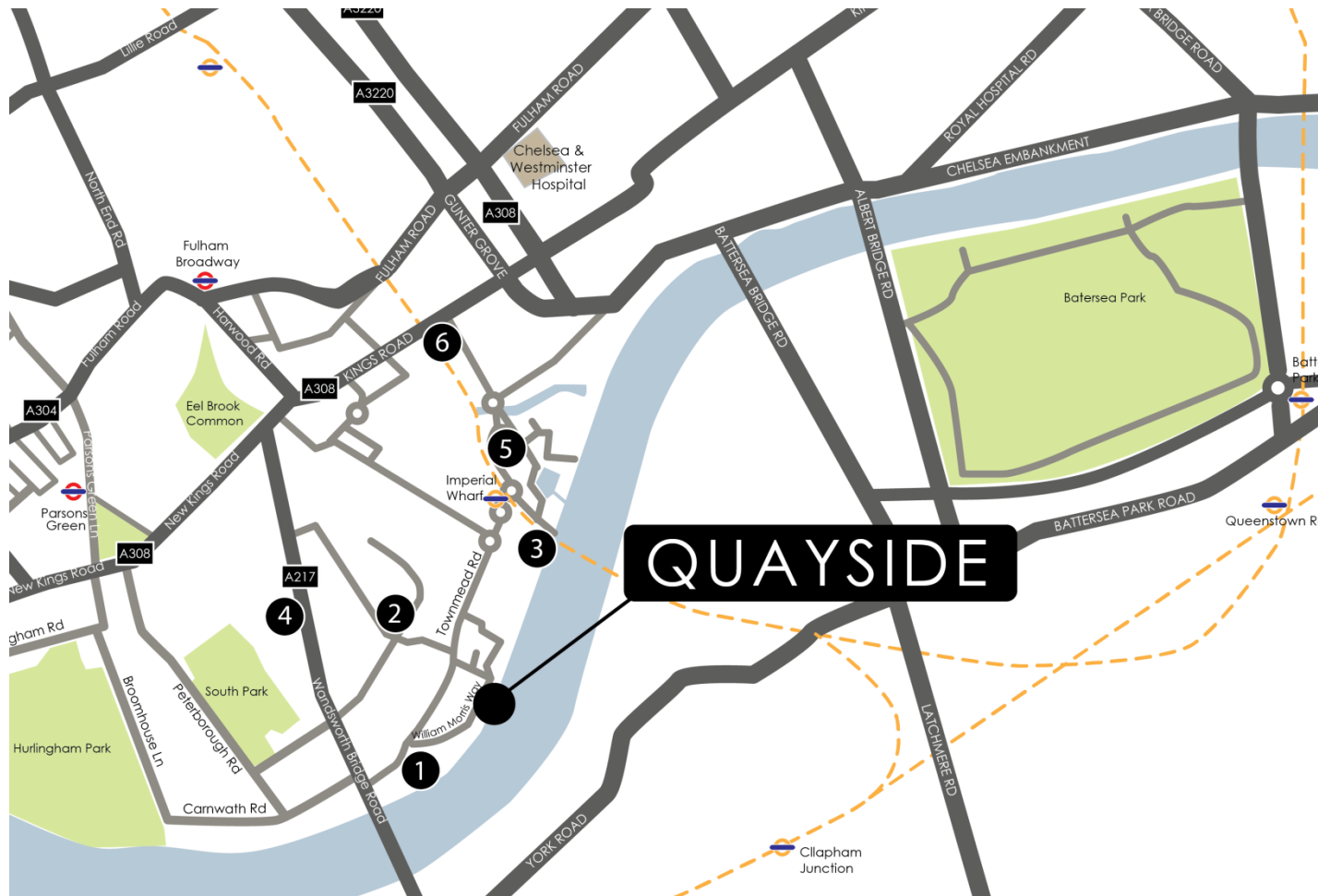
2) The Sands End Pub & Kitchen

3) Blue Elephant Thai Restaurant

4) Joe's Brasserie

5) Chelsea Design Centre

6) Jacks Restaurant



## LOCATION

Quayside is prominently situated on William Morris Way between Wandsworth Bridge and Chelsea Harbour/Imperial Wharf and adjacent to the Harbour Club. Imperial Wharf (Overground) Station is within a few minutes' walk. Fulham Broadway (District Line) via hoppa bus (391/424) and Clapham Junction or Earls Court (District & Piccadilly Lines) via hoppa Bus C3 are readily accessible.

Local facilities include a Sainsburys superstore, Jurys Inn Hotel and restaurants at Imperial Wharf and numerous bars, restaurants and cafes along Wandsworth Bridge Road and in the local area.



unit 14



view from unit 14

## DESCRIPTION

Quayside is modern flexible accommodation in a superb riverside location overlooking the Thames and 10 acre park. The self-contained office is situated on the 2<sup>nd</sup> floor, currently partitioned to provide open plan space and some private offices. Quayside provides a purpose built office and studio scheme with views over the Thames and across the new 10 acre park at the adjacent Imperial Wharf Scheme. The premises benefit from a modern, newly designed entrance hall with commissionaire, 26 person passenger lift and separate 2,000kg goods lift to all floors. On-site parking is available on separate terms.

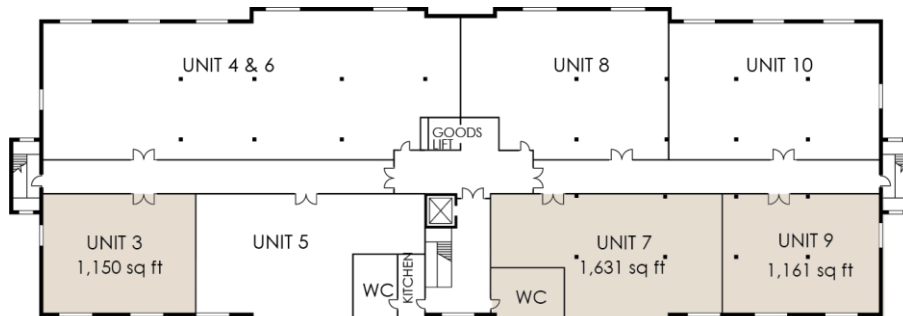
## ACCOMODATION

SIZE SQ FT	UNIT	FLOOR	RATES	AVAILABILITY
1,150 sq ft	3	First floor	£11.00 sq ft	Available now
1,631 sq ft	7	First floor	£11.00 sq ft	Available now
1,161 sq ft	9	First floor	£8.40 sq ft	Available now
1,180 sq ft	14	Second floor	£8.40 sq ft	Available now
1,180 sq ft	20	Second floor	£8.50 sq ft	Available now

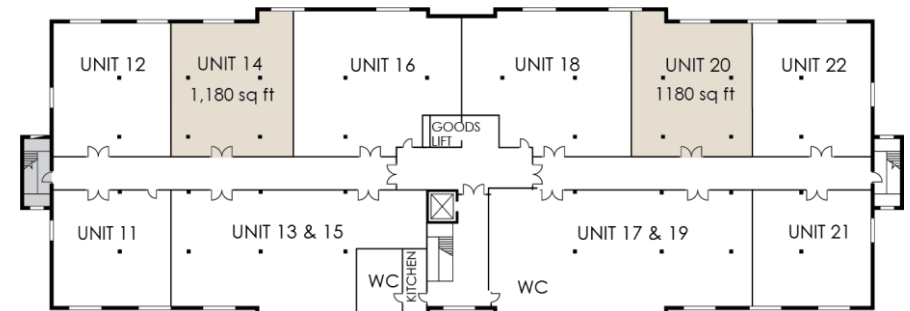
## AMENITIES

- On-site parking
- Break out/Vending area
- Private Kitchen to Unit 22
- Perimeter trunking
- 26 Person passenger lift & Goods Lift
- Comfort Cooling
- Kitchenette
- Male and female WCs
- Manned reception area
- River view from 14

## FIRST FLOOR



## SECOND FLOOR



Plans not to scale for indicative purpose only

## RENT

£20.00 per sq ft

## TERMS

Available on a new lease direct from the landlord, with rolling break from June 2020

## SERVICE CHARGE

£8.10 per sq ft

## RATES

Approximately (2019/20) as per table

## EPC

D - 78

**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 May 2019

FOR FURTHER INFORMATION  
PLEASE CONTACT SOLE AGENTS

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