

**Superb Air-Conditioned Offices**

**TO LET**

**Marlin House 40 Peterborough Road Parsons Green  
London SW6 3BM**

**Part Ground + 1st floor 477-1420-1897 Sq. Ft.**



### **Location**

Peterborough Road runs south off the New Kings Road at Parsons Green. Parsons Green (District Line underground station) is a short walk across the Green and the area enjoys an excellent array of facilities with Little Waitrose, Le Pain Quotidien, Cote, Co-Op Supermarket and the White Horse Gastro-Pub amongst others.

Subject to contract and exclusive of VAT if applicable

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## Description

Marlin House was built a few years ago to an extremely high standard providing arguably some of the best air-conditioned office accommodation available in Fulham.

The specification is to a very high standard and the floor has been re-instated to open plan, benefiting from excellent natural light and a built in kitchen.

The part ground floor is a reception area and large meeting room which is available with the first floor or may be independently let.

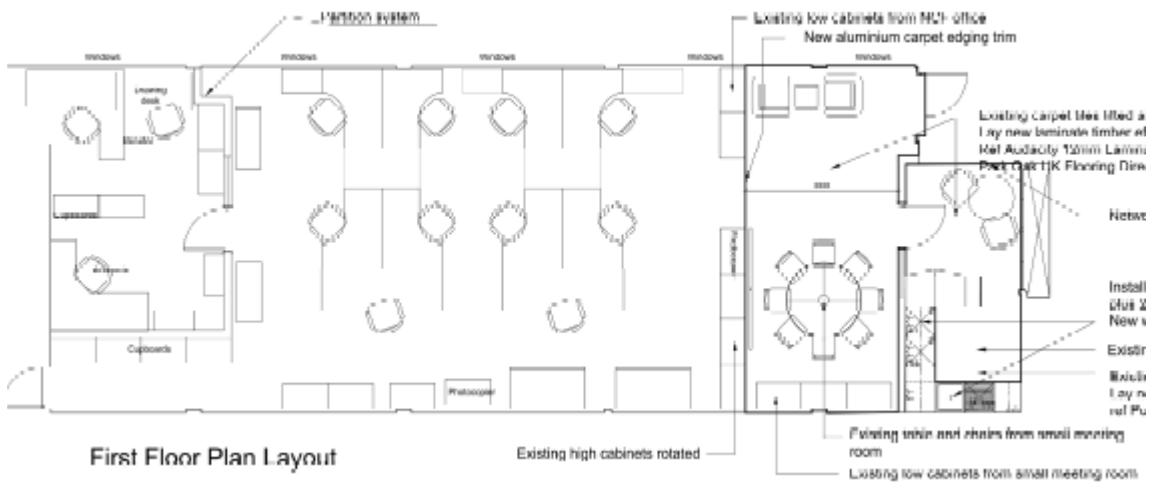


## Approximate Floor Areas

Second	<b>LET</b>
First	<b>1420 sq ft</b>
Part Gnd	<b>477 sq ft</b>
<b>Total</b>	<b><u>1,897 sq ft</u></b>

## Amenities

- Passenger lift
- Air conditioning
- Full access raised floors
- Plastered ceilings
- Inset designer lighting
- Shower
- Hyperoptic Fibre
- Kitchen
- CCTV security
- Danish double-glazed windows (opening)
- Oak flooring to common areas
- Limed Oak doors
- Video entry phone system
- Ground meeting room
- Window blinds
- Secure Bike Store



**Kitchen**



**Ground entrance**

### Terms

The accommodation is available on new lease for a term by arrangement directly from the freeholder.

### Rent

£45 per sq ft per annum exclusive.

### Service Charge

Budget £7 per sq ft

### Business Rates

**RV 1<sup>st</sup> floor**      £38,750

BR 2020/21      £19,336.25 estimate (approx. £13.62 per sq ft)

**Ground floor**      To be reassessed.

Applicants must check the actual amount by direct enquiry to the local authority LB Hammersmith & Fulham.

Total estimated costs for both floors approx. £125,430 per annum (£10,453 per month) exclusive of Vat and all other direct occupational and property costs.

**EPC D 87**

### Further Information and Inspections

Strictly by prior appointment with joint sole agents:

**Kathryn Cowan**  
**Cowan & Rutter**  
**020 7349 6699**

**Mark Belsham / Tim Wilkinson**  
**HNG**  
**020 3205 0200**  
*Regulated by RICS*

