

522-524 FULHAM ROAD FULHAM BROADWAY LONDON SW6 5NR

Second and third floor offices with cabling

Approx 1,679 sq ft and 1,914sq ft

TOTAL 3,593 sq ft

Location

522 is prominently situated on Fulham Road just to the west Fulham Broadway and adjacent to the entrance to the Waitrose car park.

Fulham Broadway underground (District line) is within a few minutes' walk as are the many facilities offered at Broadway including Wholefoods, Waitrose, The Broadway Shopping Centre, including David Lloyd Fitness, Vue Cinema and the many varied and independent retailers on North End Road and Vanston Place.



Subject to contract and exclusive of VAT if applicable

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

7-10 Chandos Street
Cavendish Square
London W1G 9DQ
T 020 3205 0200
F 020 3205 0201
info@hng.co.uk
www.hng.co.uk

Description

The premises were comprehensively refurbished in 2017.
Both floors are currently arranged in open plan

The second floor is cabled and carpeted.

The third floor has a laminate wood effect floor with cabling and power in floor boxes returning to a patch panel.

The refurbishment included the following

New air conditioning

New lift

New electrics

New lighting

New Kitchens

Computer cabling

New WC's

New full access raised floor

New decorations throughout.

Accommodation

We understand the following approximate net internal floor areas apply.

Third Floor	1,679 sq ft	Plus two terraces
Second Floor	1,914 sq ft	
TOTAL	3,593 sq ft	





Third Floor with floor boxes



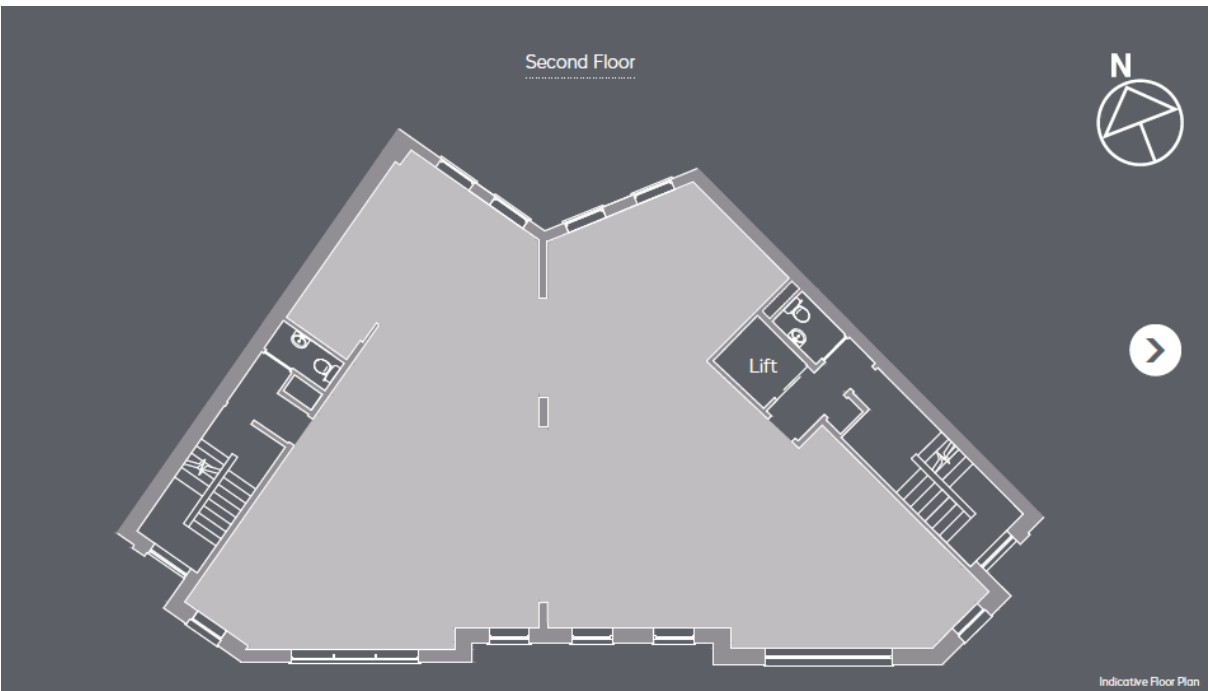
WC facilities



Third floor before laminate floor



Third floor terrace



Indicative floor plans
NOT TO SCALE



Terms

The premises are available on a new sub lease on flexible terms.

Rent

£45 per sq ft per annum exclusive.

Business Rates

Floor	RV	Approximate Payable	Rates payable/sq ft
Third Floor	£42,000	£21,168	£12.60
Second Floor	£50,500	£25,452	£13.29

The above figures are estimates and all tenants must verify the above information by direct enquiry to the local authority Hammersmith and Fulham tel 0208 748 3020.

Service Charge

Guide £6.50 per sq ft

Car Parking

Car parking is available on business permits from the local authority. Max 2 permits per business. Charges apply. Also pay and display street parking is available close by.

EPC

Band D-87

Further Information and Appointments to Inspect

Strictly by appointment with landlord's sole agents

HNG 020 3205 0200

Mark Belsham Tim Wilkinson
07973 372 698 07973 302 814