

Offices to let
From 998 sq ft to 3,983 sq ft
Available on a short flexible lease

QUAYSIDE
WILLIAM MORRIS WAY
FULHAM LONDON SW6 2UZ



LOCATION

Situated in a great position adjacent to The Harbour Club in Fulham. Imperial Wharf (Overground) Station is within a few minute's walk and many buses pass along Townmead Road.



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 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.

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DESCRIPTION

The premises are situated on the ground, first and second floors of this purpose-built office building located very close to the river. Various suites are available within the building and are offered on flexible terms.

Many offices are partitioned to provide cellular and open plan space and some private offices. On-site parking is available on separate terms.

TERMS

The premises are available on a new lease from the freeholder for 2 years subject to a rolling break from **January 2021** to be held outside the security of tenure and compensation provisions of the LL & T Act 1954.

AMENITIES

On-site parking	Comfort Cooling to some units
Break out/Vending area	Shower facilities
26 Person passenger lift and separate goods Lift	Shared Kitchens and private kitchens in some units
Perimeter trunking	Manned reception area
Male and female WCs	River view from some units

EPC Energy Performance Certificate

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BUSINESS RATES

Each suite has a separate rating assessment and the occupier will be responsible for payment of business rates. The figures below have been obtained electronically from the VOA web site and provide an indication of rates payable for financial year ending April 2021.

All interested parties are strongly advised to make enquiries to the exact amount payable directly to The London Borough of Hammersmith & Fulham **020 8748 3020 in order to verify the amount of business rates payable before they enter a lease.**



Unit 4/6

Fantastic unit with direct river views

Available from May 2020

Picture to follow

Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
3,983	First	4/6	YES	£10.88 psf	£8.10	£25.00	Available May 2020

Unit 1



A ground floor unit with its own private entrance and private WC accommodation.

Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
2,792	Ground	1	YES	£9.71 psf	£8.10	£25.00	Available March 2020

Unit 7

Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
1,631	First	7	YES	£10.26 psf	£8.10	£25.00	Available

Unit 9



Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
1,161	First	9	YES	£8.94 psf	£8.10	£25.00	Available

Unit 21



Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
998	Second	21	YES	£9.10 psf	£8.10	£25.00	Available

Unit 20



Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
1,180	2 nd	20	YES	£9.34	£8.10	£25.00	Available

Unit 3



Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
1,150	First	3	YES	£11.50 psf	£8.10	£25.00	Available

Unit 22



Size (sq. ft)	Floor	Unit	Comfort Cooling	Estimated Business Rates PSF	Approx Service Charge PSF 2020	Rent PSF PAX	Status
1,150	Second	22	YES	£9.47psf	£8.10	£25.00	Available



View from the second floor

FURNTER INFORMATION AND VIEWINGS

Via Sole letting Agents HNG

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**HNG
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