

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

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.

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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.



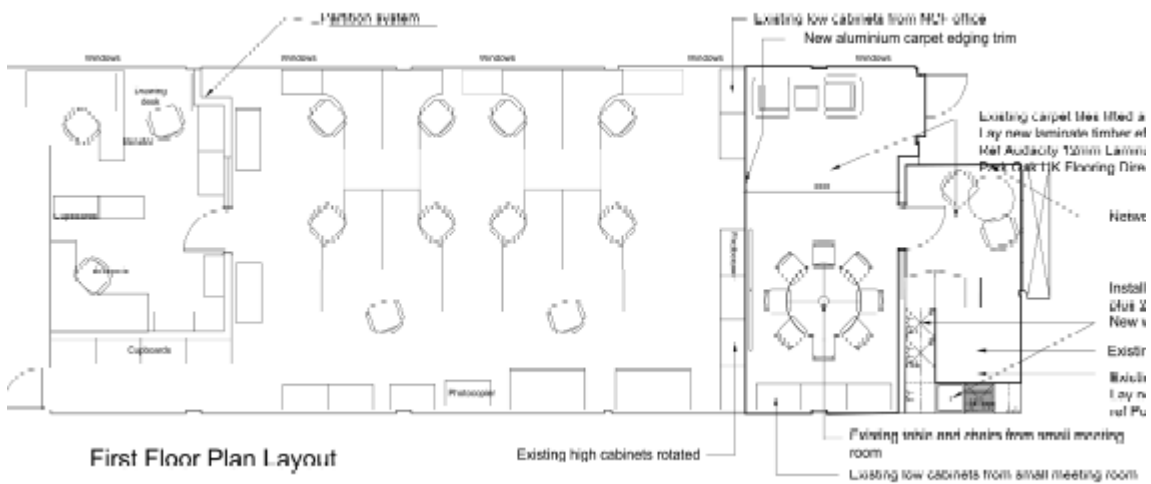
1st floor open plan, Landlord fit out package available subject to terms.

Approximate Floor Areas

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

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



First Floor Plan Layout



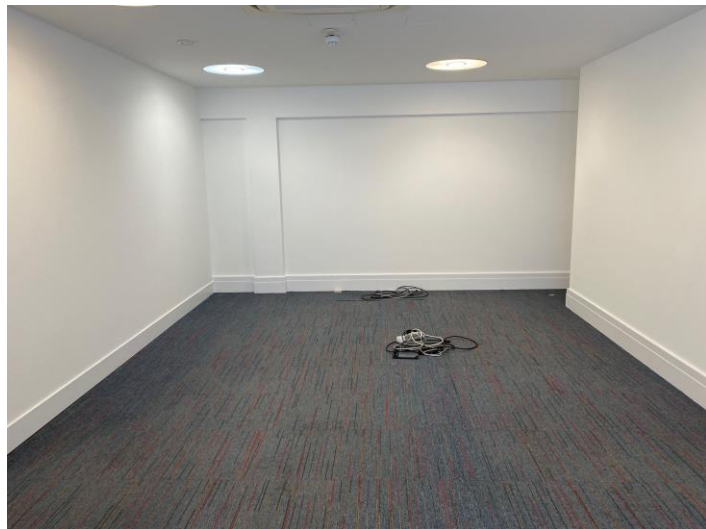
Kitchen



Ground entrance



Ground floor ideal meeting room



Ground open office or reception

Terms

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

Rent

£39.50 per sq ft per annum exclusive.

Service Charge

Budget £7 per sq ft

Business Rates

RV 1st 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. £114,050 per annum (£9,505 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

