



CLASS E BUSINESS UNIT WITH YARD AVAILABLE IN FULHAM
TO LET £28,000 PER ANNUM
TOWNMEAD BUSINESS CENTRE, LONDON, SW6 2SZ





- APPROX. 741 SQ.FT (68.51 SQ.M)
- FLEXIBLE OCCUPATION VIA LICENCE AGREEMENT
- INCLUDES A REAR YARD AND STORAGE HUT
- BUSINESS UNITS (CLASS E) AVAILABLE IN SANDS END, FULHAM

Location

Townmead Business Estate is a mixed-use business park situated within the Sands End area in Fulham, just north of the River Thames. It benefits from good transport links, including bus routes 306 and 295 via Wandsworth Bridge Road (A207) and Townmead Road. Imperial Wharf Station (Overground and Southern Rail) is approximately 0.4 miles from the estate, and Fulham Broadway / Parsons Green are within 1 mile of the premises. Several key amenities are close by, including a large Sainsbury's superstore.

Description

The estate is a versatile commercial hub designed for office, workshop and light industrial uses. There are a total of 40 units on the estate, situated within several two-storey purpose-built blocks. The units are located on either first or second floor, most of which are well-equipped for a range of commercial operations and benefit from kitchenettes, WC facilities and Hyperopic fibre broadband. The ground floor units have roller shutters for loading access. They have an electric supply, water and mains drainage connections. Parking is available on site.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

A new Energy Performance Certificate has been commissioned and will be available shortly.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value as of 1st April 2026 of £19,000; however interested parties should make their own enquiries.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Ground Floor	68.51	741
Yard	46.45	500
Shed	19.51	210
Total Internal Area	68.51	741

Rent

Quoting rent is £28,000pax, exclusive of service charge, utilities and business rates (if applicable).

Terms

Occupation is subject to availability and is achieved via a flexible Tenancy at Will agreement with LBHF, suiting startups and smaller businesses. A 6-month rent deposit is required.

Service Charge

Estimated to be £2,400pa.

Legal

Each party to bear their own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

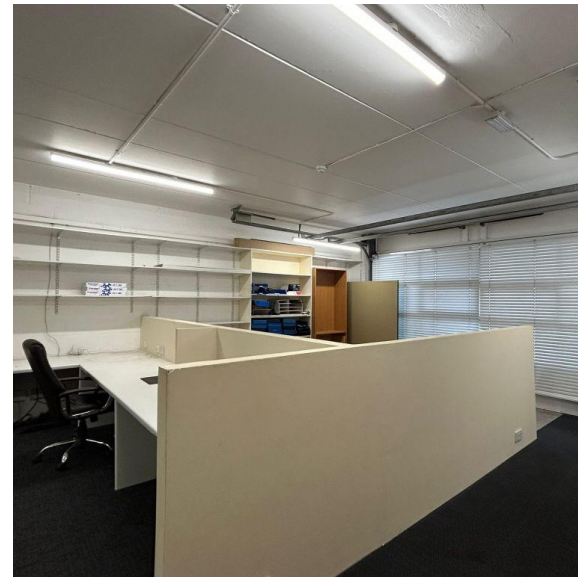
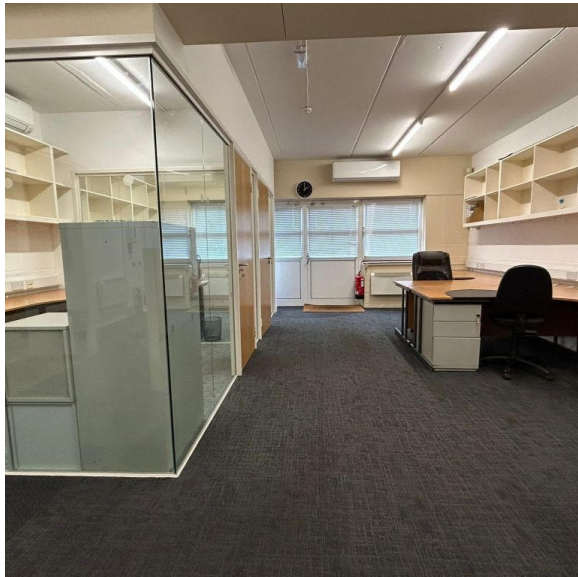
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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