



Fulham Green

FLEXIBLE WORK SPACES

MORE THAN
JUST A PLACE
for WORK



Fulham Green

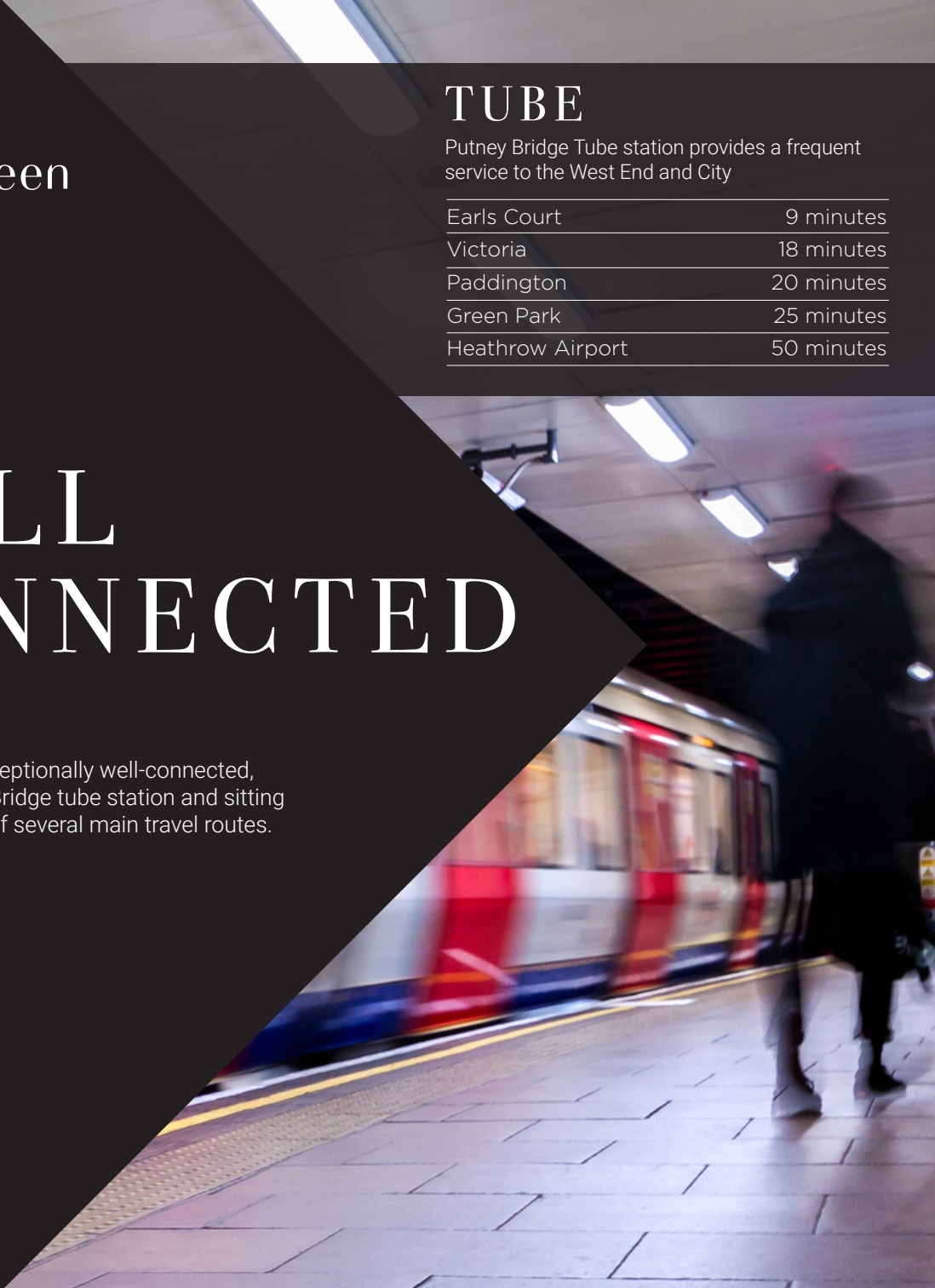
TUBE

Putney Bridge Tube station provides a frequent service to the West End and City

Earls Court	9 minutes
Victoria	18 minutes
Paddington	20 minutes
Green Park	25 minutes
Heathrow Airport	50 minutes

WELL CONNECTED

Fulham Green is exceptionally well-connected, adjacent to Putney Bridge tube station and sitting on the intersection of several main travel routes.



RAIL

Putney main line provides a frequent service to the West End and City

Clapham Junction	4 minutes
London Waterloo	15 minutes
Kingston	27 minutes
Weybridge	50 minutes

ROAD

Fulham Green is exceptionally well-connected, sitting on the intersection of several main travel routes.

Putney	0.9 miles
Wandsworth	1.7 miles
Hammersmith	2 miles
Sloane Square	3.1 miles
Richmond	4.4 miles
Heathrow Airport	18 miles
Gatwick Airport	26 miles





Fulham Green

THIS IS FULHAM

It's not all about work. Being at the office should also be about eating well, socialising and indulging in the sort of shopping you can't do anywhere else. And this is where Fulham, Parsons Green and, in particular, New Kings Road come into their own.

SHOPPING *High-street regulars to high-end boutiques*

West London carries cachet the world over and part of the reason for that is its shops – particularly, the independent and boutique establishments that line its leafy streets. We think the best shops in Fulham are found on the New King's Road, where you'll find everything from Friar's fine wine merchants to designer furniture emporium Oka.

RESTAURANTS *Great London pubs and family-run Italians*



Pubs and restaurants abound in our corner of West London. You have The King's Arms next door, which has all the period charm and real ales you'd expect of a proper London pub. There's also the famous White Horse in Parsons Green. The best alternative restaurants in Fulham are nearby too: Sukho serves up Fulham's best Thai food, while Flavourtown bakery does the best cupcakes in town. The pizzas at family run Papa Ciccias round the corner are a talking point for Friday lunchtime suggestions. If it's world-class coffee you're after, look no further than our very Rude Health Café.



ENTERTAINMENT *From theatre to Premiership football, via a little live jazz*

Cinemas, theatres and live-music venues are all well represented in this part of West London and around Fulham Green we have world-class entertainment within walking distance. It's a short journey up to the famous Royal Court Theatre or there's a Picturehouse cinema up on Fulham Road. Our hot tip, though, is the 606 Club on Lots Road in Chelsea Harbour, which plays live jazz every night. Football fans will be pleased to know that Fulham and Chelsea football clubs are also a walk away from the offices.



fulhamgreen.com



Fulham Green

SMART FLEXIBLE SPACE

All uses in Class E will be considered



TRADITIONAL LEASE
Floors handed over in Grade-A specification



FULLY MANAGED SPACE
All-inclusive rent on flexible lease terms handed over in Grade-A specification



PLUG AND PLAY
Fully Fitted office space, all-inclusive rent on flexible lease terms

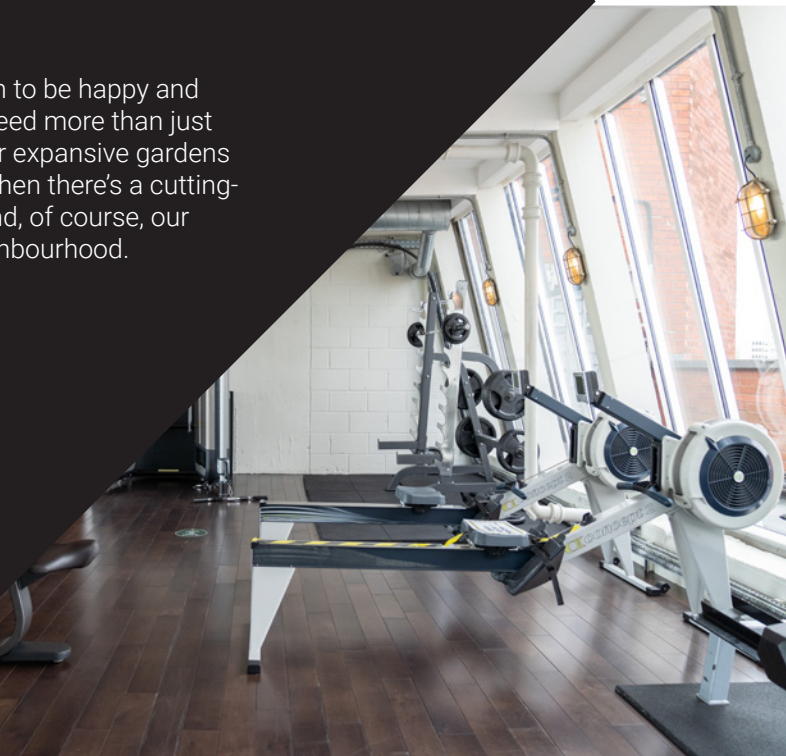




Fulham Green

WORK REST *and* PLAY

We know that for your team to be happy and healthy at the office, they need more than just a good coffee machine. Our expansive gardens speak for themselves, but then there's a cutting-edge Technogym, a café and, of course, our proximity to a buzzing neighbourhood.



AT THE GYM

All of our office tenants at Fulham Green have 24-hour access to Fulham Fit, our gym. Fitness fanatics will no doubt recognise the cutting-edge Technogym equipment, but what really stands out in this fabulous top-floor space is its interior design. Post-industrial fixtures and fittings have all the character of a New York loft space, while the dark-wood elegant changing rooms lend a private members club feel. Classes of up to eight are hosted by experienced trainers everyday and our new spinning bikes are already proving a hit. The gym has great views across London - get there early to see the sunrise.

CAFÉ PLUM

The most delicious and nutritious food is made fresh and that's exactly what you'll find at the award-winning Café Plum. The bread is prepared by Poppy the baker and all the fruit and veg comes in from New Covent Garden Market every morning. We're also rather proud of our coffee, which uses a top-spec Marzocco coffee machine and Allpress's Redchurch blend to produce velvety hot drinks that put a spring in your step. You'll often see informal meetings taking place around the café and in the summer they tend to spill out onto the lawn through the retractable floor-to-ceiling windows.

EVENTS SPACE

In summer and at Christmas we host parties for everyone at Fulham Green. This gives us the chance to bond, have fun and exchange ideas. In future, they'll be taking place in the new event space we're planning.

Further amenities include a covered outdoor seating area, two well-appointed 10-person meeting rooms, and a 24-hour reception (with night guards). There's also plenty of parking for cars and bikes.

ON SITE AMENITIES

24/7 reception and security

Secure bike parking

Gym

Showers

Car parking

Subsidised café

Gardens with sun terrace

Covered outdoor seating

Meeting rooms



fulhamgreen.com



Fulham Green

LONDON SW6 3JW

GET IN TOUCH

For further information or to arrange a viewing, contact the joint sole agents or the on site marketing team.

We look forward to hearing from you.

fulhamgreen.com

LOCATION

Fulham Green is exceptionally well-connected, sitting on the intersection of several main travel routes and overlooking the River Thames, 100 metres north of Putney Bridge. Fulham Green is also adjacent to Putney Bridge Tube station and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by public transport or by road.

TRANSPORT LINKS

Putney Bridge Tube station on London Underground's District Line provides a frequent service to the West End and City, whilst Putney Mainline station – located 7 - 8 minutes' walk away - connects your business to Waterloo and Clapham Junction.



TERMS

Custom built leasing options available; short term all-inclusive, flexible leases, to 10 year traditional leases.

Plug & play solutions available.

VIEWING

Strictly by appointment through the joint sole agents.

Hanover Green

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Misrepresentation Act 1967: Hanover Green and Bray Fox Smith for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Hanover Green and Bray Fox Smith nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. March 2025.



Fulham Green

FLEXIBLE WORK SPACES

TAKE A *look* AROUND

210
NEW
KINGS
ROAD

Newly-refurbished office suites
from 750 to 13,856 sq ft
over three floors



fulhamgreen.com



Fulham Green

LONDON SW6 3JW

SMART FLEXIBLE SPACE

All uses in Class E will be considered

210 New Kings Road is a newly refurbished building with a modern urban feel which sits within the Fulham Green office campus. The offices have great natural light and panoramic views over London on all sides.

fulhamgreen.com

LOCATION

Fulham Green is exceptionally well-connected, adjacent to Putney Bridge tube station and sitting on the intersection of several main travel routes.

The building is 100m north of Putney Bridge and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by either public transport or by road.



TERMS

The space is available on the following basis:



TRADITIONAL LEASE

Floors handed over in Grade-A specification



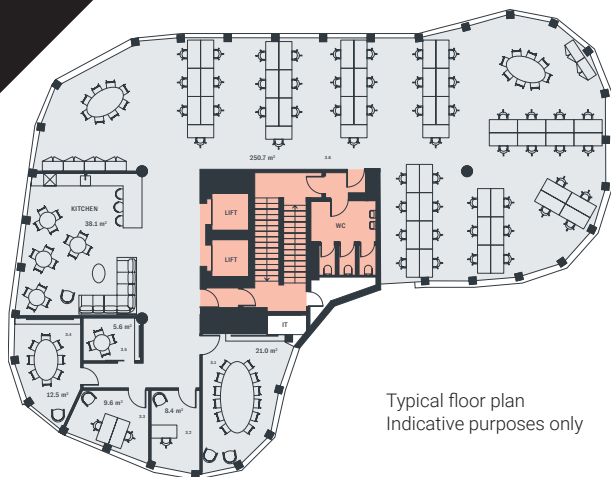
FULLY MANAGED SPACE

All-inclusive rent on flexible lease terms handed over in Grade-A specification



PLUG AND PLAY

Fully fitted space, all-inclusive rent on flexible lease terms



Typical floor plan Indicative purposes only

SPECIFICATION

- Air conditioning
- 2 passenger lifts
- Staffed reception
- Newly landscaped communal gardens
- Wood floors throughout
- EPC rating B
- Available on a leased, managed or serviced basis
- Car parking
- Membership to gym facilities
- Secure bike storage

AVAILABILITY

Suites up to

Floor	sq m	sq ft
Fourth (Available June 2025)	347	3,738
Third	347	3,738
First	308	3,315
Ground	284	3,055
Total	1297	13,856



VIEWING

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Fulham Green

FLEXIBLE WORK SPACES

TAKE A *look* AROUND

212
NEW
KINGS
ROAD

Newly-refurbished office suites



fulhamgreen.com



Fulham Green

LONDON SW6 3JW

SMART FLEXIBLE SPACE

All uses in Class E will be considered

212 New Kings Road is a newly refurbished building with a modern urban feel which sits within the Fulham Green office campus. The offices have great natural light and panoramic views over London on all sides.

fulhamgreen.com

LOCATION

Fulham Green is exceptionally well-connected, adjacent to Putney Bridge tube station and sitting on the intersection of several main travel routes.

The building is 80m north of Putney Bridge and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by either public transport or by road.



SPECIFICATION

- Air conditioning
- Passenger lift
- Staffed reception
- Newly landscaped communal gardens
- Raised floors throughout
- EPC rating B
- Available on a leased, managed or serviced basis
- Car parking
- Membership to gym facilities
- Secure bike storage



TERMS

The space is available on the following basis:



TRADITIONAL LEASE

Floors handed over in Grade-A specification



FULLY MANAGED SPACE

All-inclusive rent on flexible lease terms handed over in Grade-A specification



PLUG AND PLAY

Fully fitted space, all-inclusive rent on flexible lease

AVAILABILITY

Suite of

Floor	sq m	sq ft
1.08	47	506
Total	47	506



Typical floor plan
Indicative purposes only

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Fulham Green

FLEXIBLE WORK SPACES

TAKE A *look* AROUND

RIVERBANK HOUSE

Newly-refurbished office space
from 430 to 12,684 sq ft



fulhamgreen.com



Fulham Green

LONDON SW6 3JW

SMART FLEXIBLE SPACE

All uses in Class E will be considered

Riverbank House is a newly refurbished building with a modern urban feel which sits within the Fulham Green office campus. The offices have great natural light and panoramic views over London on all sides.

fulhamgreen.com

LOCATION

Fulham Green is exceptionally well-connected, adjacent to Putney Bridge tube station and sitting on the intersection of several main travel routes.

The building is 60m west of Putney Bridge and is located where the New Kings Road and Fulham Palace Road converge, allowing easy access for staff and clients by either public transport or by road.



TERMS

The space is available on the following basis:



TRADITIONAL LEASE

Floors handed over in Grade-A specification



FULLY MANAGED SPACE

All-inclusive rent on flexible lease terms handed over in Grade-A specification



PLUG AND PLAY

Fully fitted space, all-inclusive rent on flexible lease terms

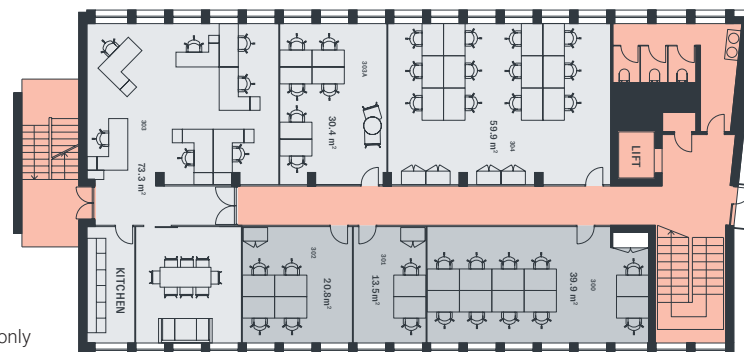
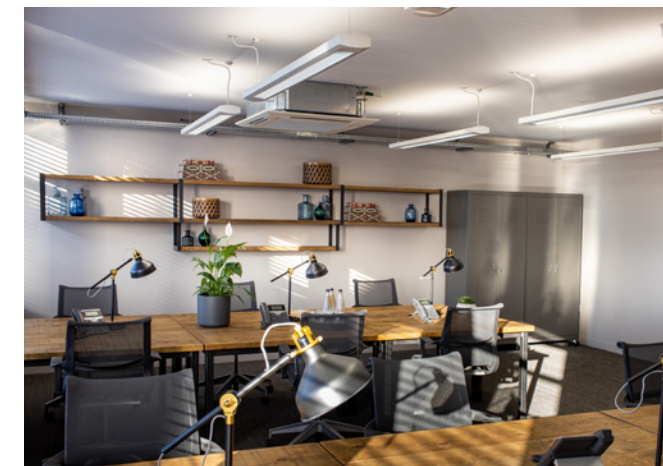
SPECIFICATION

- Air conditioning
- Passenger lift
- Staffed reception
- Newly landscaped communal gardens
- Raised floors throughout
- EPC rating B
- Available on a leased, managed or serviced basis
- Car parking
- Membership to gym facilities
- Secure bike storage

AVAILABILITY

Suites up to

Floor	sq m	sq ft
304	60	645
303a	30	328
3.0	40	430
First	552	5,943
Ground	433	4,662
Ground	63	676
Total	1,178	12,684



Typical floor plan
Indicative purposes only



Click link below for virtual tour
<https://my.matterport.com/show/?m=XsA1fkG7sxY>

VIEWING

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