

593-599
FULHAM ROAD

LONDON SW6

RIB

ROBERT IRVING BURNS





TO LET

Newly Refurbished
Bright Office Space with Terraces in close
proximity to Fulham Broadway Station

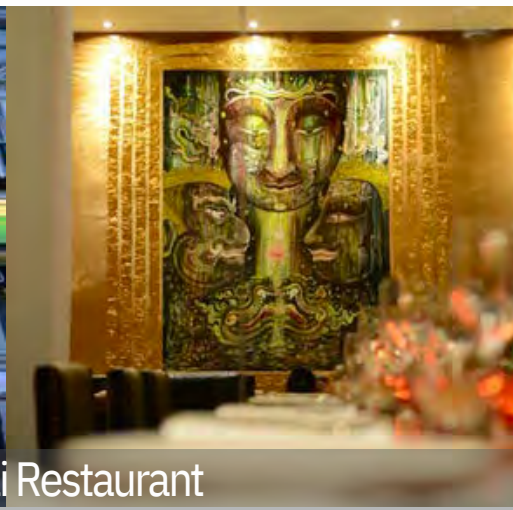
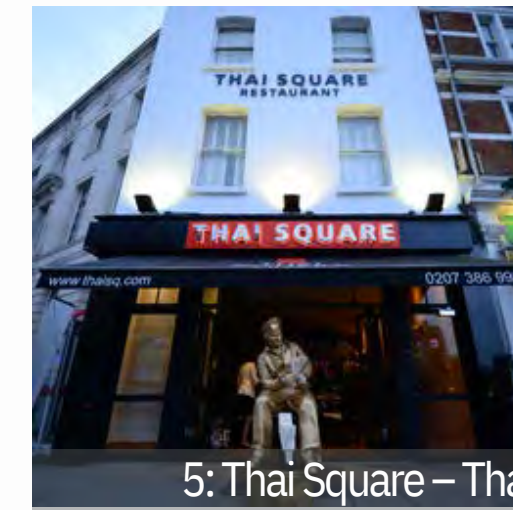
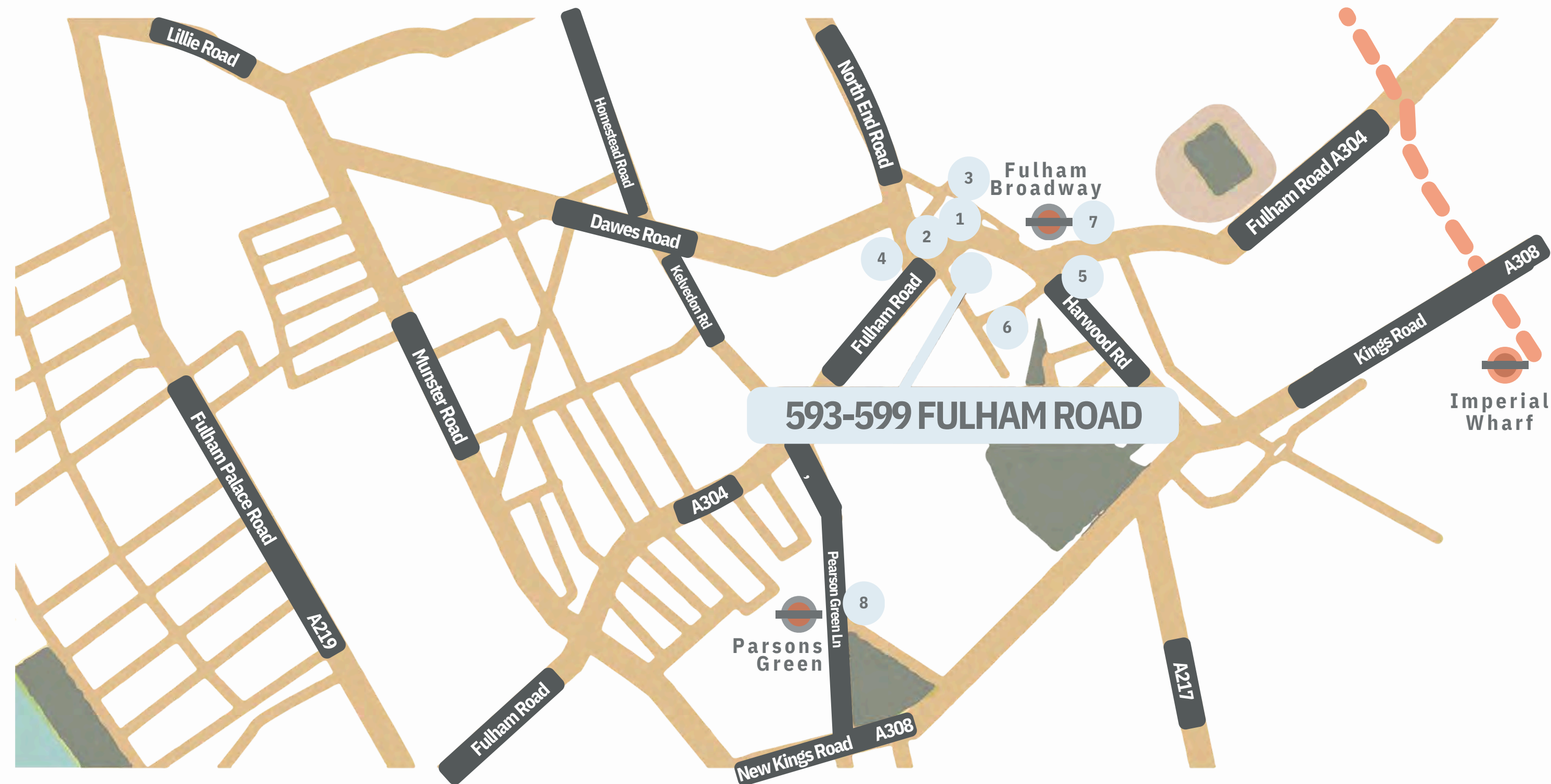
2ND FLOOR TO BE FURNISHED

2,451 sq ft
2,616 sq ft

**5,067 sq ft
1st & 2nd Floor**

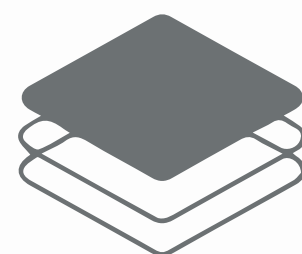
LOCATION

593 – 599 Fulham Road is situated on the north side of Fulham Road in the centre of Fulham Broadway. Fulham Broadway Underground Station (District Line) is 3 minutes walk from the property. West Brompton station (Overground and District line) is approximately 12-minute walk. There is a wealth of local amenities including independent cafes and restaurants, a Wholefoods, Waitrose supermarket and Tesco Express.

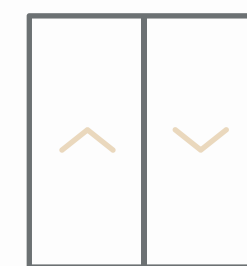




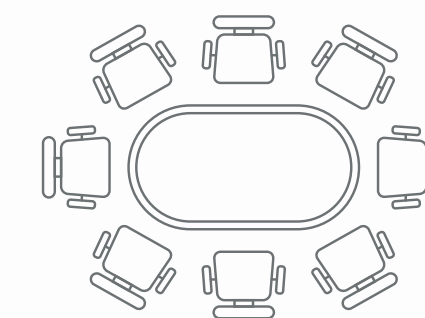
SUMMARY SPECIFICATION



Full access raised floor



Passenger lift



Two partitioned meeting rooms on the 3rd floor



Private terraces on each floor (south facing)



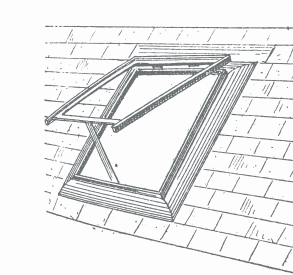
Excellent natural light



Air conditioning



Fitted Kitchenettes (all floors)



Skylights on 3rd floor

FINANCIALS

	First	Second	TOTAL
Sq ft	2,616	2,451	5,067
Quoting Rent (p.a.) excl.	£75,864	£104,168	£180,032
Estimated Rates Payable (p.a.)	£46,683	£39,858	£86,541
Service Charge (p.a.)	£30,372	£28,456	£58,828
Estimated Occupancy Cost excl. (p. a.)	£152,919	£172,482	£325,401



DESCRIPTION

This fantastic Fulham property has been newly refurbished to offer sleek modern workspace. Having recently let the 3rd floor, the available opportunities are over the 1st and 2nd floor. The 2nd floor is soon to come fully furnished (see further on for more details). The floors can be taken together or individually.

Easily accessible via a passenger lift, the property boasts a raised floor that offers flexibility in workspace design. The air conditioning keeps the space comfortable year-round, and the property features excellent natural light, skylights on the third floor, and private south-facing terraces on all floors.



THE LOOK & FEEL



WELCOMING / LOUNGE:

Modus Panda two seater sofa

Fabric: Gabriel Medley

Framework finish: Black

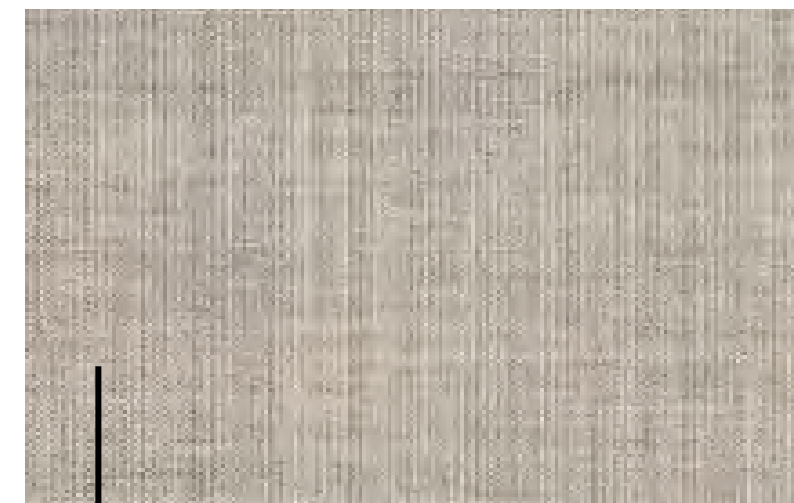
Modus PLC lounge chair with upholstered seat

Fabric: Gabriel Medley

Wood finish: Oak

Muuto Around large side table

Finish: Oak



FABRIC: GABRIEL MEDLEY



THE LOOK & FEEL



TEN-PERSON:

Unite Wood rectangular meeting table with integral power module

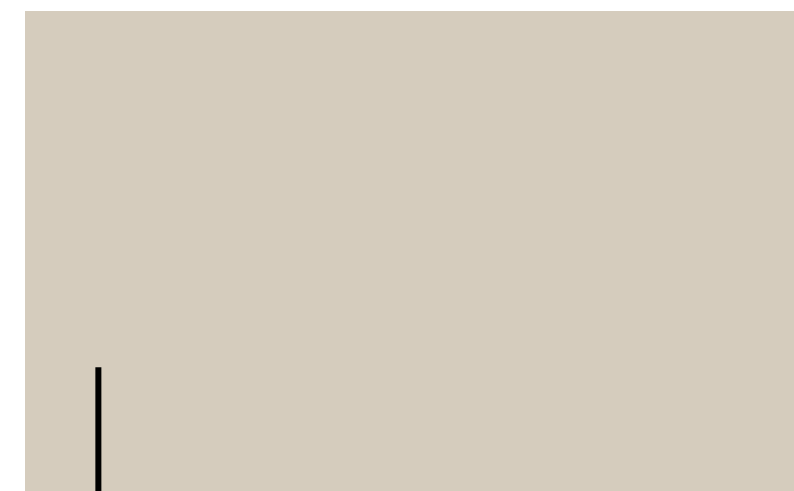
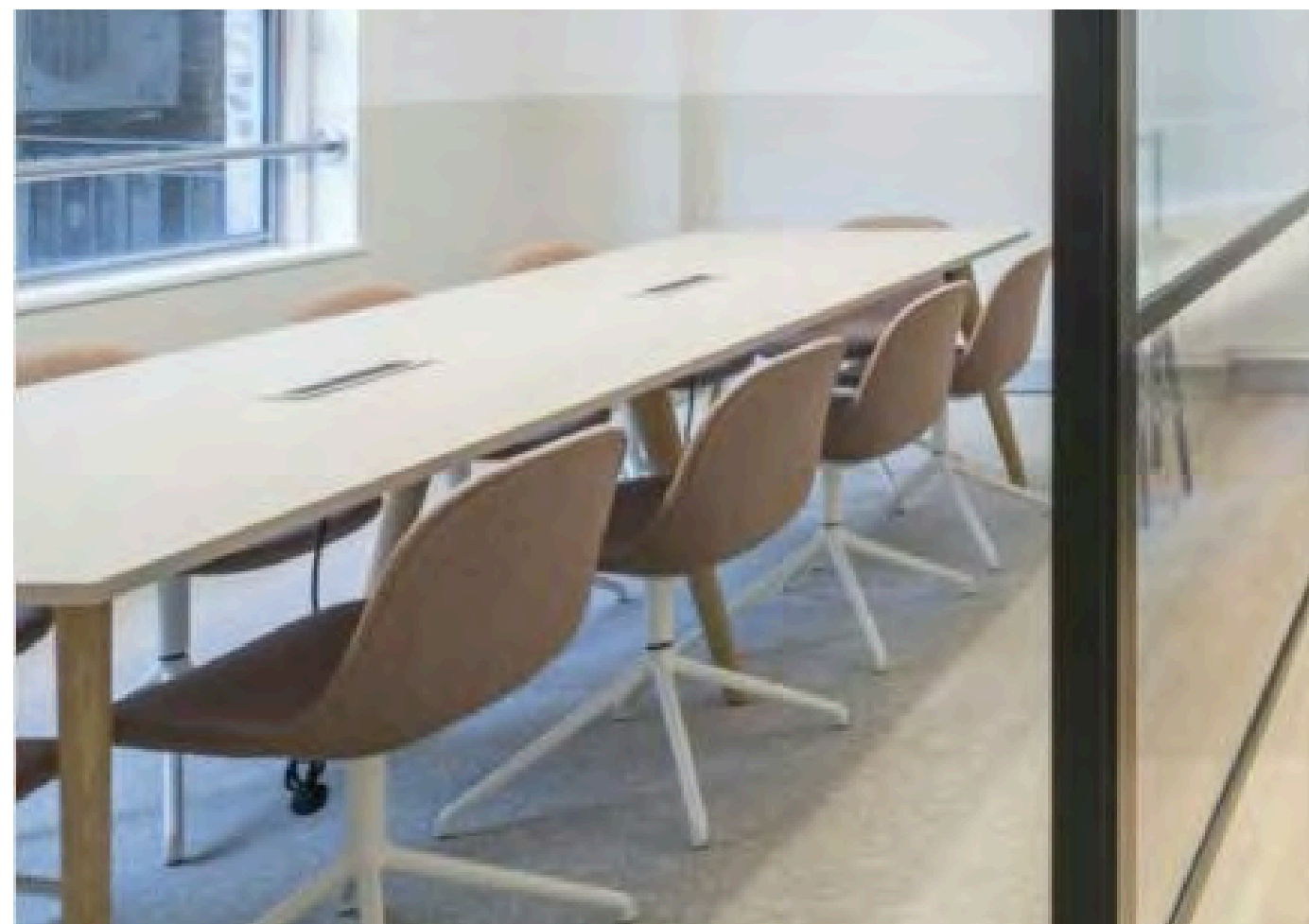
Top finish: Cashmere Grey

Framework finish: Oak Wood

MDD Baltic upholstered meeting chair with four-star base

Fabric: Gabriel Medley

Base finish: White



MFC/CG Cashmire Grey



Fabric: Gabriel Medley

THE LOOK & FEEL



WORKSTATIONS:

Unite four-person work bench

Unite six-person work bench

Framework profile: 'Open' bench leg

Logic mesh high back task chair

Fabric seat - Black

Unite - 4 door 2 compartment lockable cupboard with planter top



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Flooring: Wood



THE LOOK & FEEL



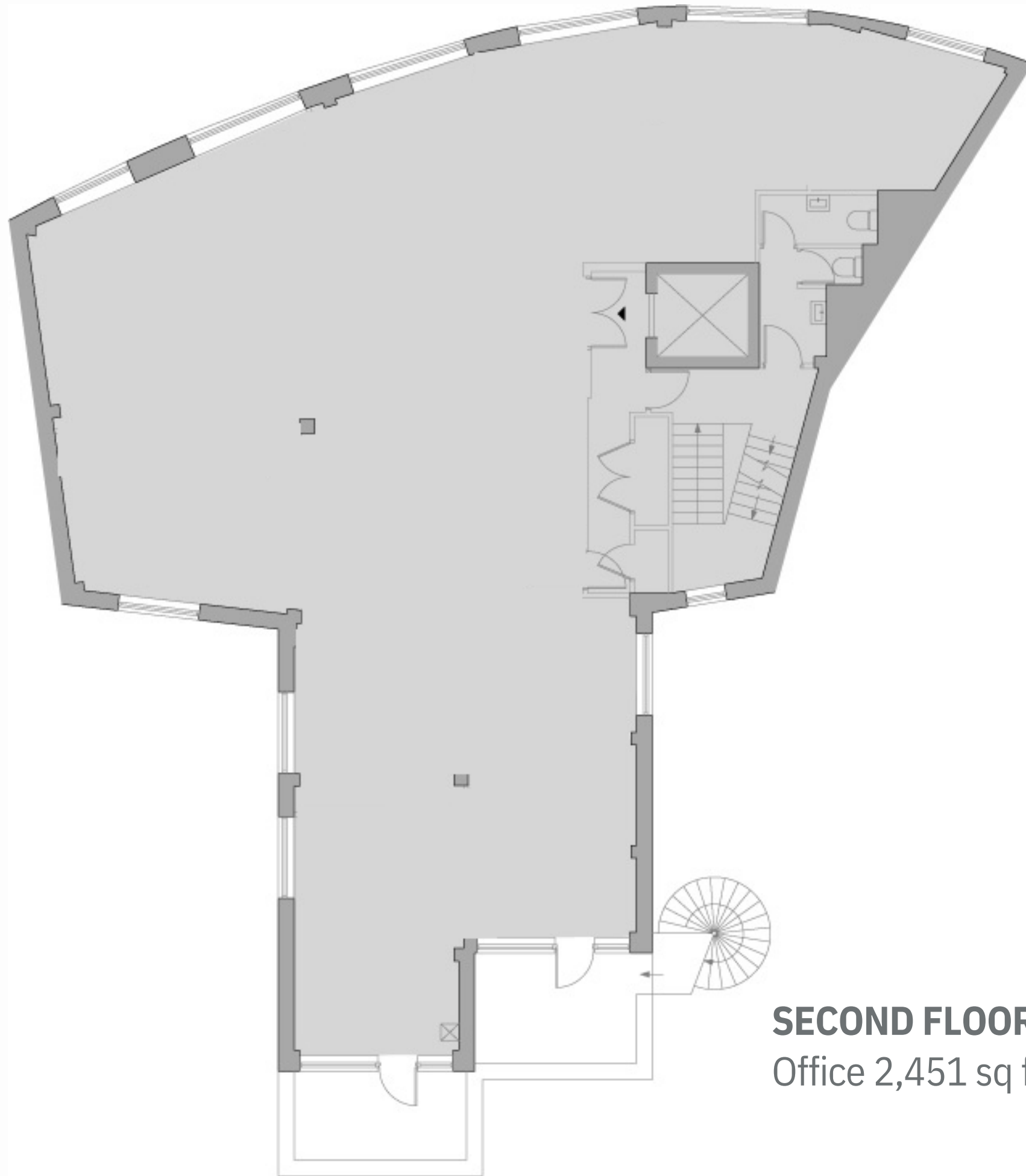
ADDITIONAL:

- Reception: Urban Grid storage unit
- Transit round side table
- Modus PLC side chair
- Hub high bench rectangular table with wooden framework
- Sling upholstered high stool
- Wall mounted artwork
- Artificial plants
- Large freestanding artificial plants
- Other small accessories

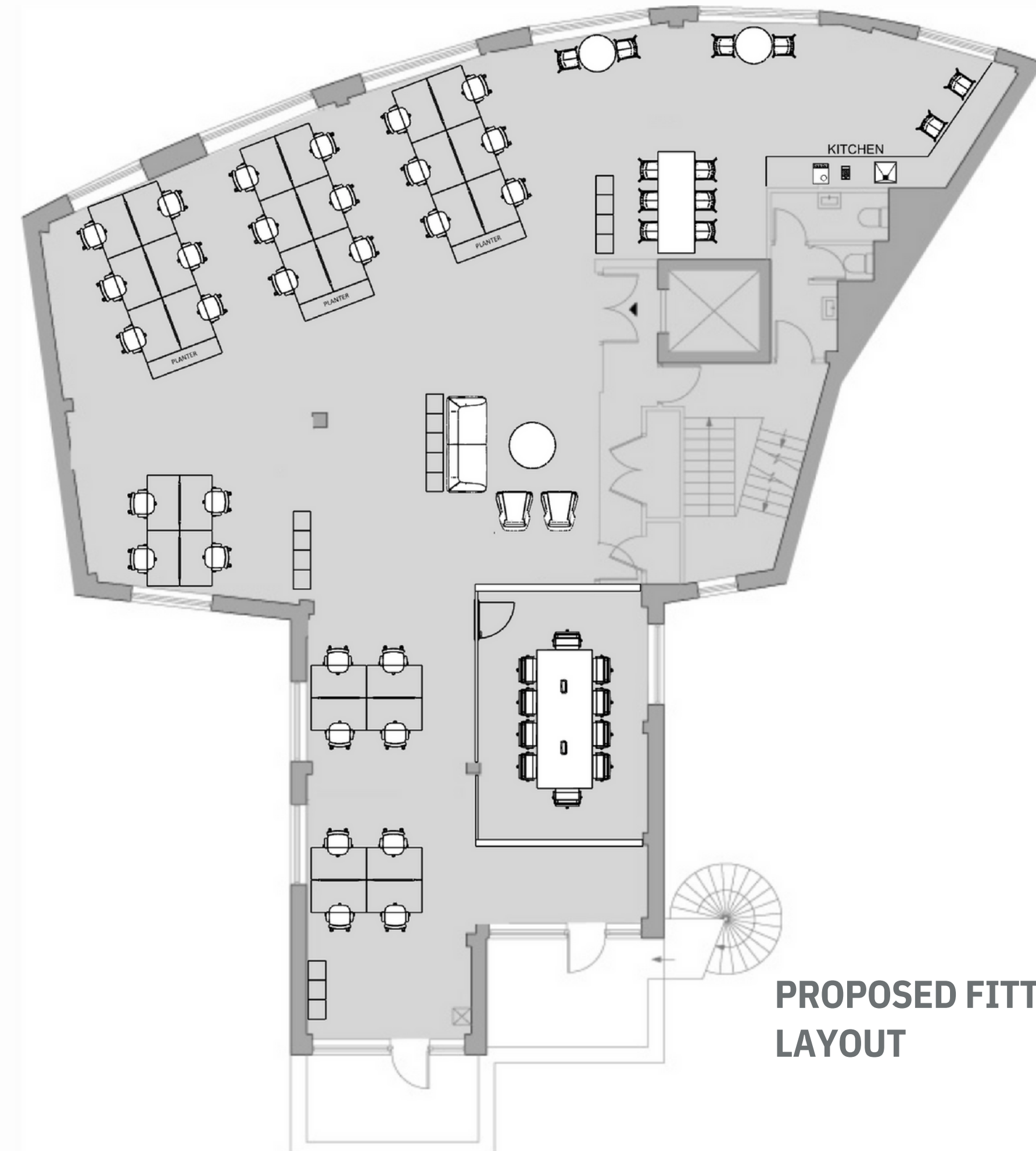


FLOORPLANS

Please note these are not to scale and partitioning is inaccurate.



SECOND FLOOR
Office 2,451 sq ft / 227.70 sq m



PROPOSED FITTED LAYOUT

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

FLOOR PLANS

Scaled plans available on request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

February 2025

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