



frost
meadowcroft

Two light industrial units to let
THE TALINA CENTRE, UNIT 29-30, FULHAM, SW6 2BW
1,405 TO 2,995 SQ FT (130.53 TO 278.24 SQ M)

LOCATION

The Talina Centre is situated fronting Bagley's Lane in Fulham SW6 close to the junction with Townmead Road.

It is well located and accessed via the A217 Wandsworth Bridge Road which connects with the south circular road A205 at Wandsworth roundabout.

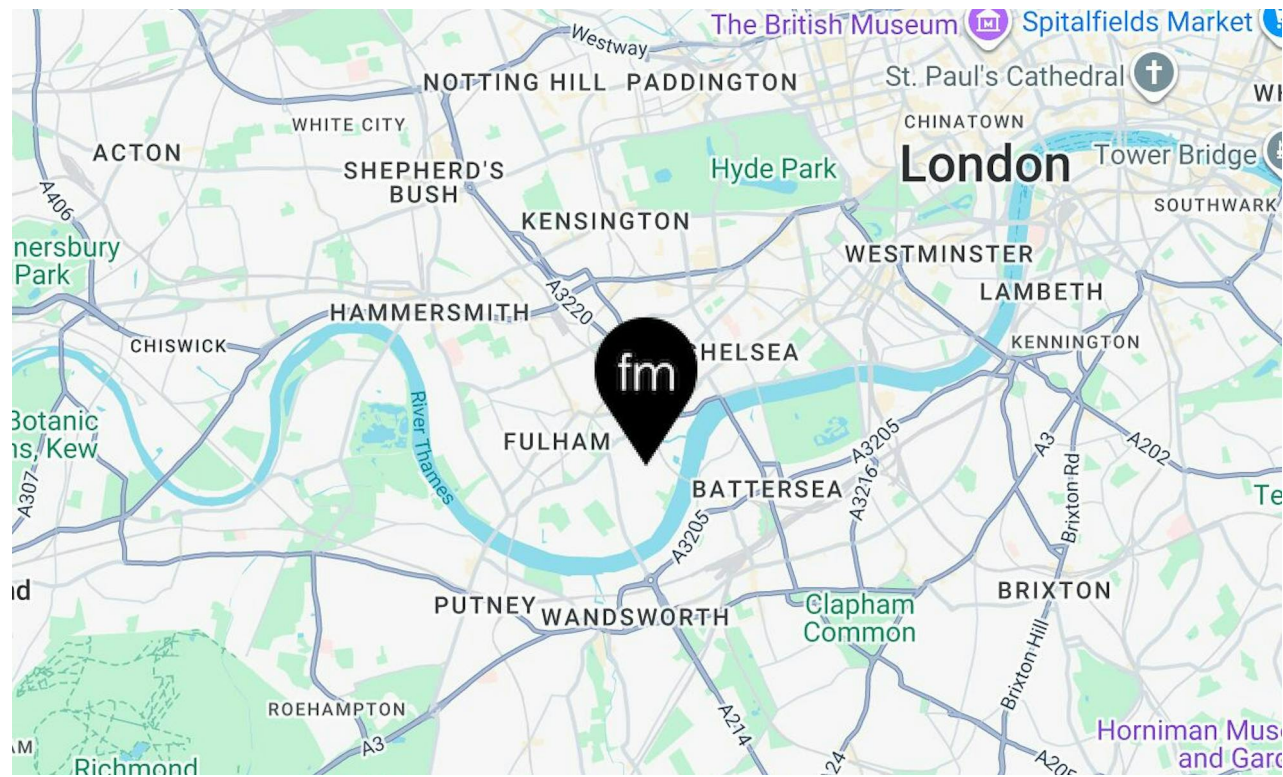
As the units are at the rear of the scheme, direct access is possible through the rear of the property to Imperial Wharf and the Station for direct overground link to Clapham Junction. It also connects with the the District Line via West Brompton Station.

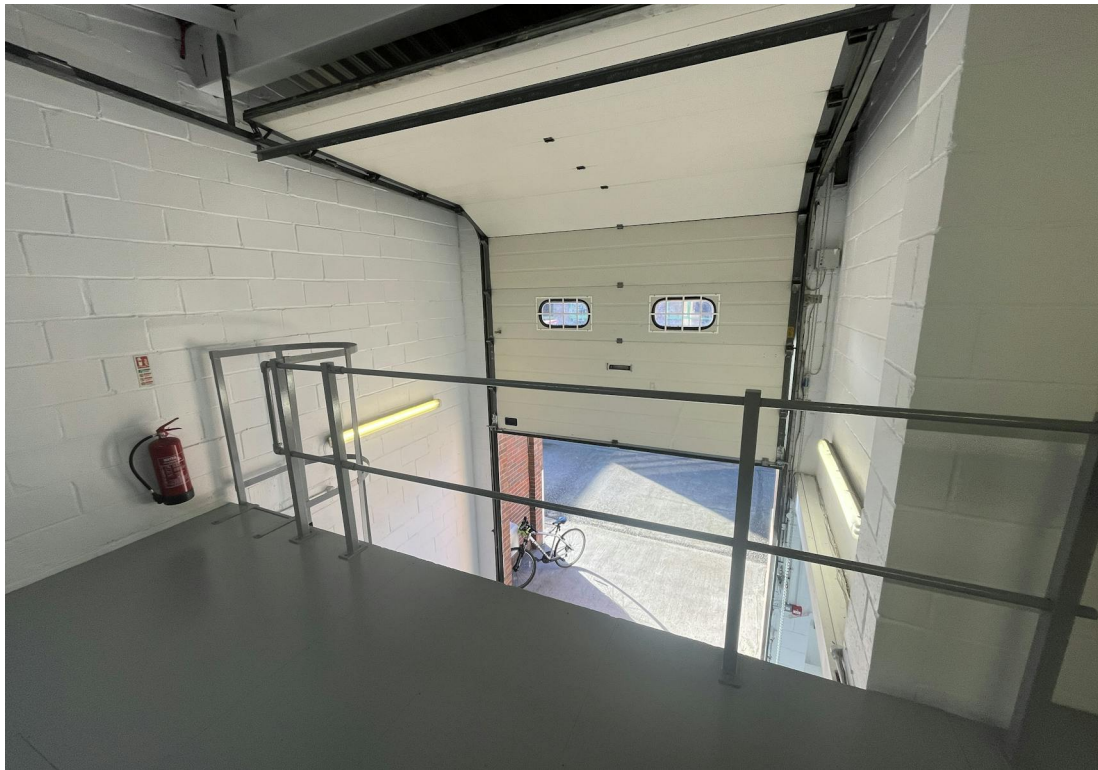
DESCRIPTION

Two self contained light industrial units arranged over ground and first floors. Unit 29 is available immediately with Unit 30 becoming available early 2026.

Unit 29 has just been refurbished to provide modern office accommodation, with new flooring and lighting.

The properties benefit from a loading bay and roller shutter doors, approximately 6m in height. Both units benefit from ancillary storage and parking spaces to the front. Both units have their own shower and WC facilities together with a kitchen.





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AVAILABILITY

The accommodation comprises the following areas: Unit 29 1590 sq ft Unit 30 1405 sq ft Total 2,995 sq ft

Name	sq ft	sq m	Availability
Unit - Unit 29	1,590	147.72	Available
Unit - 30	1,405	130.53	Available
Total	2,995	278.25	



RENT

£28.50 per sq ft (£40,042.50 – £85,357.50 per Annum)

BUSINESS RATES

Rateable value is £86,500

Rates Payable £48,007.50 per annum April 2023

SERVICE CHARGE

£2.30 per sq ft for the year 2025

LEGAL FEES

Each party to bear their own costs

EPC

B (50)

VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

CONTACT



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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

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**WEST LONDON'S LEADING
COMMERCIAL PROPERTY AGENCY**

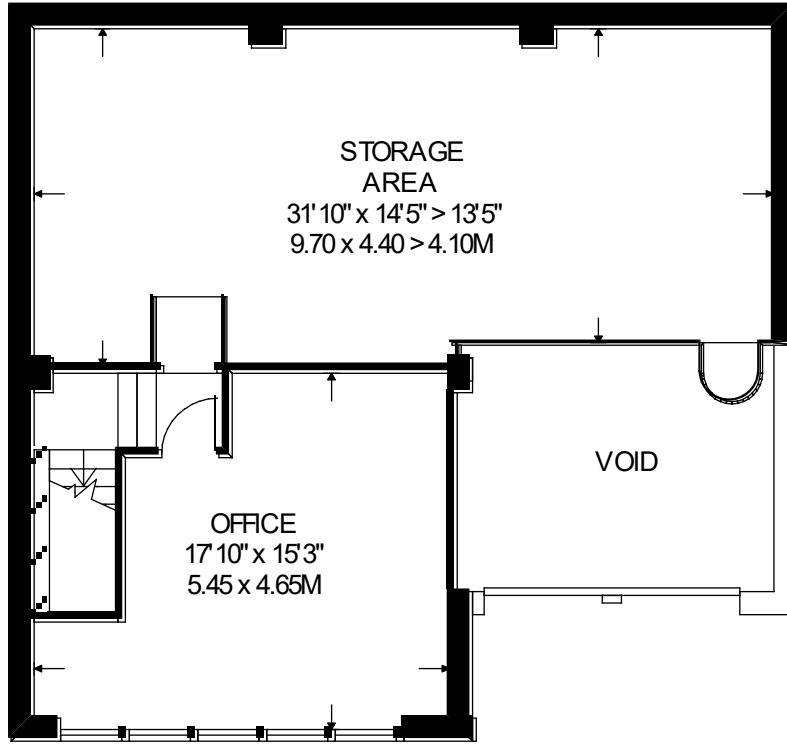
**FROSTMEADOWCROFT.COM | 020 8748 1200
ISLAND STUDIOS, 22 ST PETERS SQUARE
HAMMERSMITH, LONDON W6 9NW**

UNIT 29 - TALINA CENTRE
BAGLEY'S ROAD
FULHAM
LONDON SW6
APPROXIMATE INTERNAL FLOOR AREA
1590 SQ.FT/ 148 SQ.M

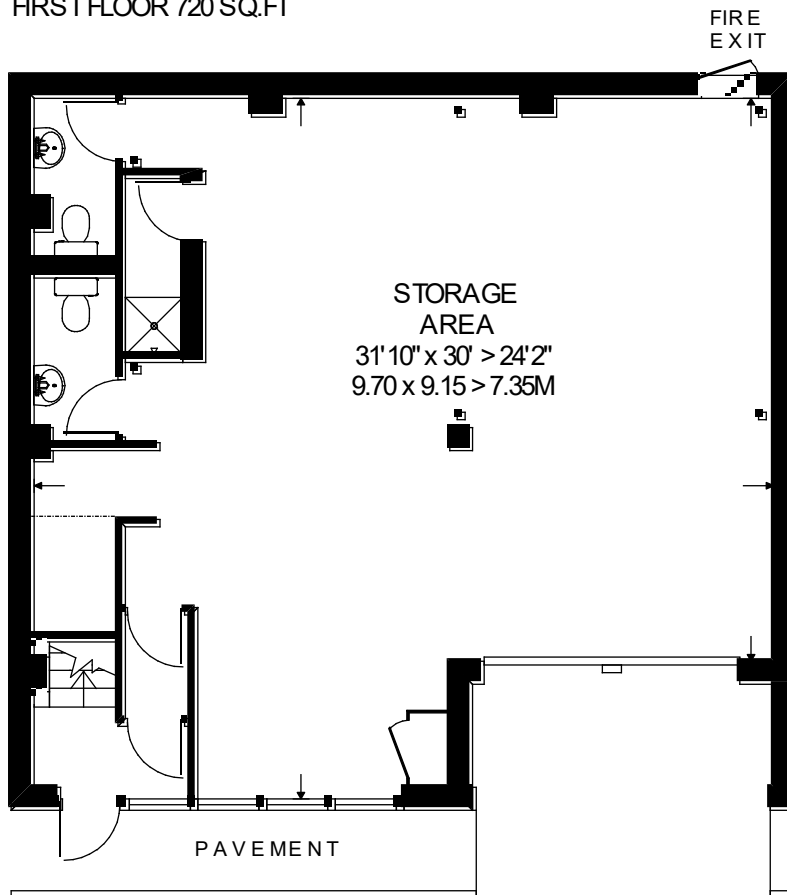


SCALE 1:100M

3.00m



FIRST FLOOR 720 SQ.FT



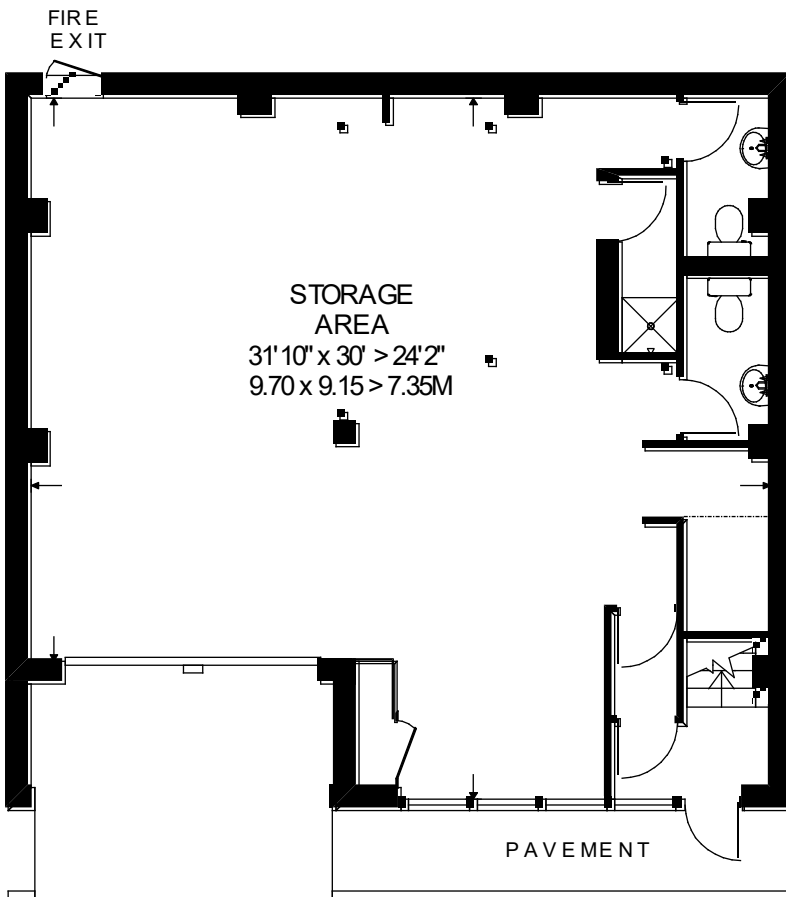
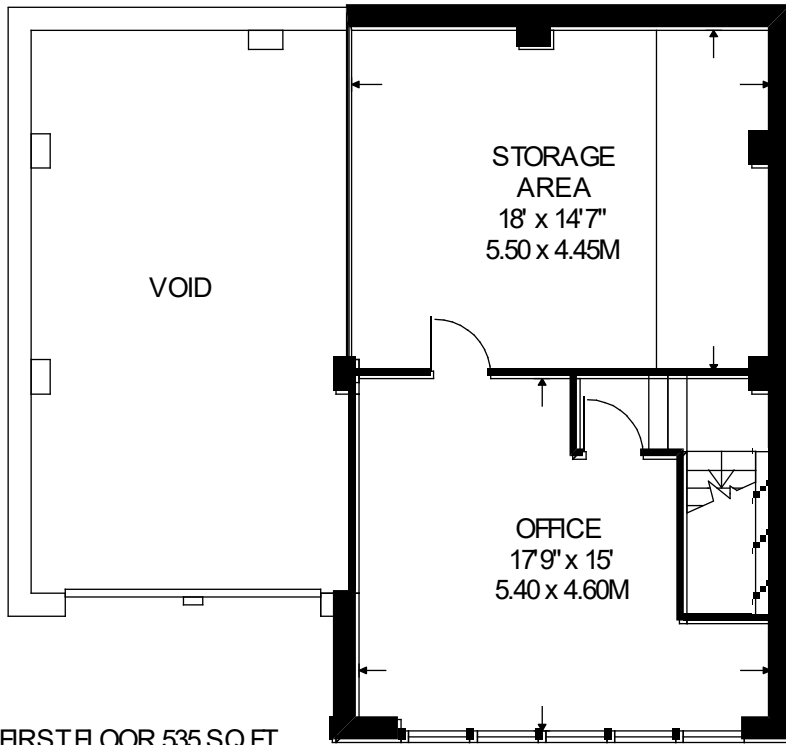
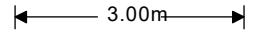
GROUND FLOOR 870 SQ.FT

SHARED ACCESS ROAD AND PARKING

UNIT 30 - TALINA CENTRE
BAGLEY'S ROAD
FULHAM
LONDON SW6
APPROXIMATE INTERNAL FLOOR AREA
1405 SQ.FT/ 130.5 SQ.M



SCALE 1:100M



SHARED ACCESS ROAD AND PARKING