



CLASS E WORKSHOP/BUSINESS UNITS AVAILABLE IN SOUTH FULHAM  
**TO LET £9,925 PAX to £10,500 PAX**  
SULIVAN ENTERPRISE CENTRE, SULIVAN ROAD, LONDON, SW6 3DJ





- WORKSHOP/BUSINESS UNITS (CLASS E) NEAR SOUTH PARK
- SIZES RANGE FROM 396 SQ. FT. TO 417 SQ. FT. (SUBJECT TO AVAILABILITY)
- UNITS COULD BE MERGED TO PROVIDE UP TO 830 SQ. FT.

### Location

Sullivan Business Enterprise is a private estate situated off Sullivan Road near Fulham's popular South Park. The estate is within walking distance from Wandsworth Bridge Road (A217) which offers wealth of cafés, restaurants and other amenities. The area enjoys the benefit of excellent road communications with Wandsworth Bridge Road offering links to Fulham Broadway in the north and Wandsworth to the south. Imperial Wharf station offers TFL Overground and Network Rail services via Earls Court to the north and Clapham Junction to the south while numerous bus routes pass along neighbouring thoroughfares offering access to nearby centres.

### Description

The units are situated on the first floor of a two-storey, purpose built block within an open courtyard that benefits from a diverse community of operators. They benefit from shared WC facilities, electricity supply and a goods lift. Parking is available on site.

### Local Authority

London Borough of Hammersmith & Fulham.

### Rent

The rents depend on the floor area and subject to availability they start at £9,925pax. Rent is exclusive of service charge, utilities and business rates (if applicable).

### Terms

Occupation is subject to availability and is achieved via a flexible licence agreement with LBHF, suiting startups and smaller businesses. In most cases and 6-month deposit is required.

- AMENITIES INCLUDE SHARED WC'S AND A SERVICE LIFT
- FLEXIBLE OCCUPATION VIA LICENCE AGREEMENT
- PARKING AVAILABLE VIA PRIOR ARRANGEMENTS ON SITE

### Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Unit	Sq M	Sq FT	Rent	Service Charge	EPC	Rateable Value
Unit 14	38.09	410	£10,250.00	£1,230.00	E	£5,800.00
Unit 15	38.74	417	£10,500.00	£1,600.00	E	£5,200.00
Unit 20	36.79	396	£10,000.00	£1,188.00	D	£5,500.00
Unit 21	36.88	397	£9,925.00	£1,191.00	D	£5,500.00

### User

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

### Legal

Each party to bear its 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.

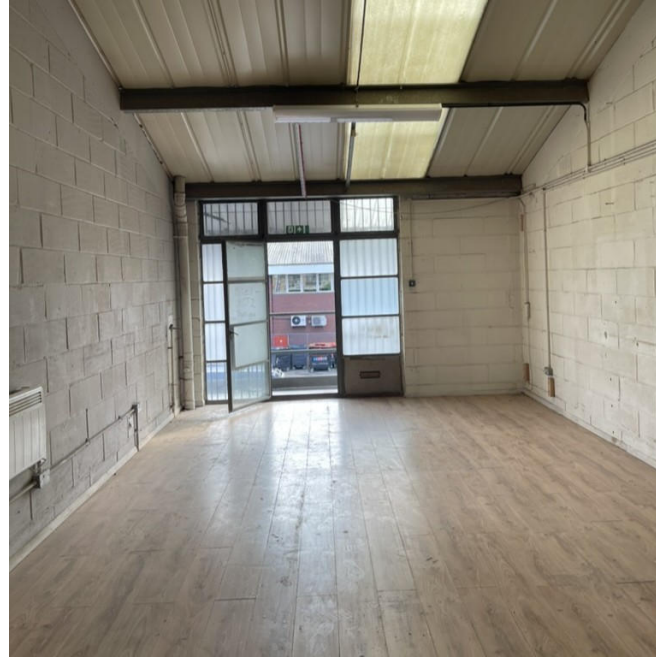
#### Important Notice

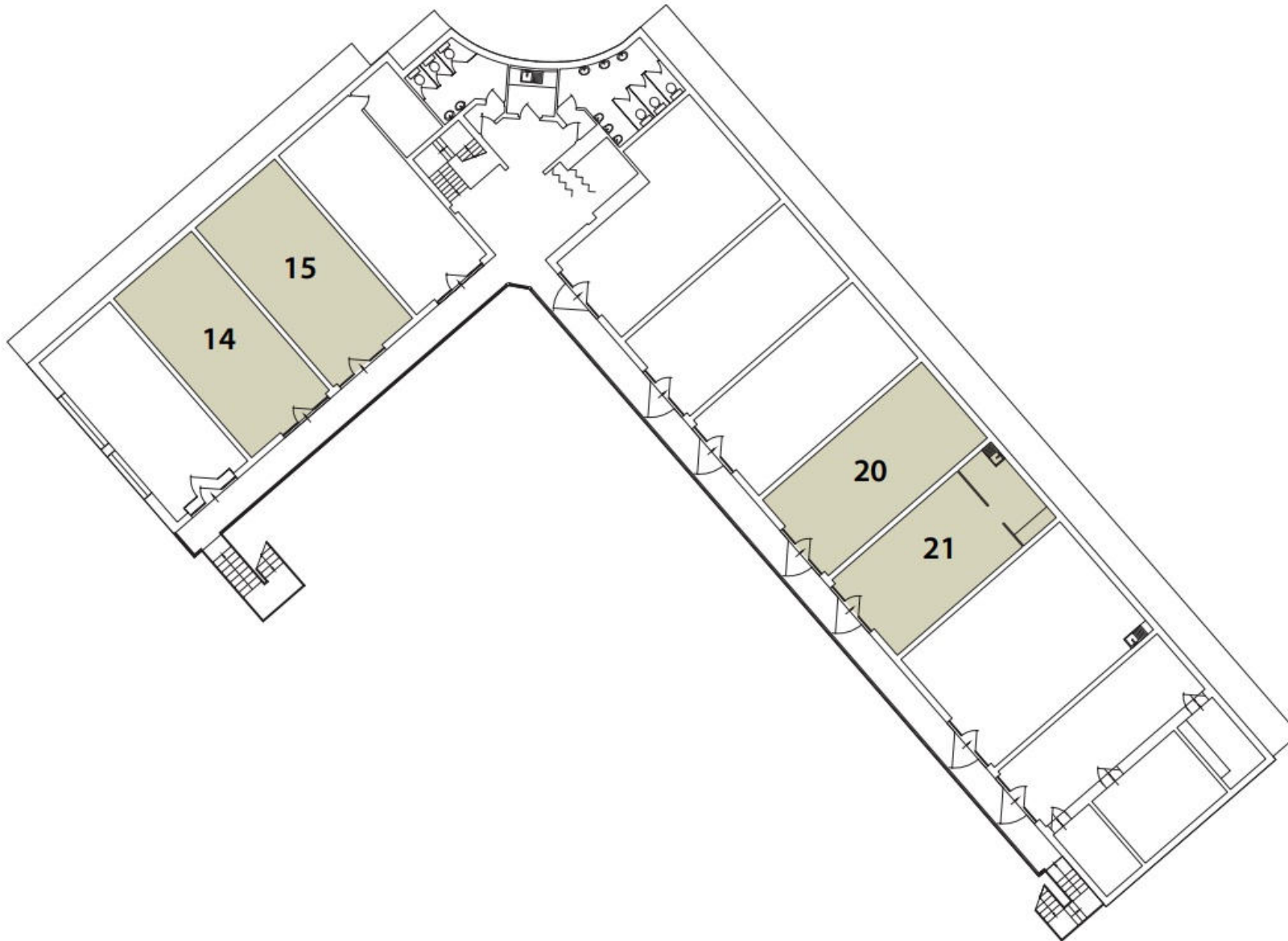
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3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.



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**Viewing**

By appointment only via landlord's joint agent: Willmotts Chartered Surveyors – 020 8748 6644 and Heather Smith Commercial Limited

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