



Location

The property is well located on Fulham Road in Fulham Broadway and is arranged across ground and basement.

The space is largely open plan and benefits from the high footfall Fulham Broadway underground and shopping centre a short distance away.

Nearby occupiers include Five Guys, Pho, Gails Bakery and Waitrose.

Accommodation

Ground Floor	3,594 sq ft	334.01 sq m
Basement	462 sq ft	42.94 sq m
Total	4,056 sq ft	376.95 sq m

Lease

The property is available by way of an assignment of the existing lease expiring September 2033, alternatively a surrender and re-grant is possible.

Rent

£115,000 pax

Rates

Rateable Value	£136,000
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VAT

It is understood VAT will be payable on this transaction.

Energy Performance Certificate

TBC

Use Class

E

Viewing

By appointment only with the leasing agents.

Contact

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50 metres

Experian Goad Plan Created: 28/10/2024
Created By: Kitchen LaFrenais Morgan