

Unit 3, Hurlingham Business Park, Fulham, SW6 3DU

First Floor Modern Office Available to Let in Hurlingham Business Park, SW6.



- Fully Fitted
- Excellent Natural Light
- Generous Parking
- Air Conditioning
- Kitchenette
- Meeting Room/Executive Office
- 24 Hour Manned Security with controlled access

Office

TO LET

1,320 sq ft

(122.63 sq m)

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Summary

Available Size	1,320 sq ft
Rent	£25 per sq ft
Rates Payable	£11.17 per sq ft Based on 2024 Valuation
Service Charge	£4.32 per sq ft
VAT	Applicable
EPC Rating	D (89)

Description

Accessed by an internal stairway, the first-floor office is equipped with a modern fit-out, kitchenette, internal storage, and air conditioning as well as benefiting from good natural light.

The property is of steel framed construction on two floors with cavity brick walls, double glazed windows and raised cabled flooring.

GENEROUS PARKING: The unit benefits from the shared parking in the middle of the business park.

Location

Hurlingham Business Park is situated on Sullivan Road in the southern part of Fulham. Excellent amenities including restaurants, cafes, and pubs, are located on the Wandsworth Bridge Road and the New Kings Road.

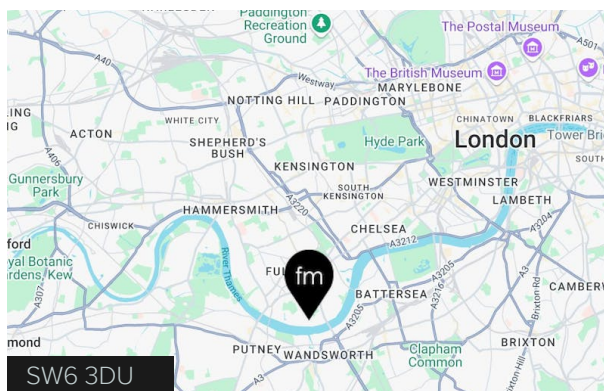
The Park has a diverse occupier mix, including companies such as: Neill Strain Floral Couture, Genesis Imaging printers, Gucci Watches, GO Mammoth and Thomas Lyte (luxury leather and silverware brand).

The prestigious Hurlingham Club and Harbour club, with tennis, gym and swimming pool facilities, are both within walking distance of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st Floor	1,320	122.63	Available
Total	1,320	122.63	



Viewing & Further Information

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