



CLASS E BUSINESS UNIT OVER FIRST FLOOR AVAILABLE
TO LET £8,500 PER ANNUM
TOWNMEAD BUSINESS CENTRE, LONDON, SW6 2SZ





- APPROX. 304 SQ. FT. (28.24 SQ. M.) OVER FIRST FLOOR
- FLEXIBLE OCCUPATION VIA LICENCE AGREEMENT
- INCLUDES DEMISED WC / SINK
- SUITABLE FOR SMALL BUSINESSES

Location

Townmead Business Estate is a mixed-use business park situated within the Sands End area in Fulham, just north of the River Thames. It benefits from good transport links, including bus routes 306 and 295 via Wandsworth Bridge Road (A207) and Townmead Road. Imperial Wharf Station (Overground and Southern Rail) is approximately 0.4 miles from the estate, and Fulham Broadway / Parsons Green are within 1 mile of the premises. Several key amenities are close by, including a large Sainsbury's superstore.

Description

The estate is a versatile commercial hub designed for office, workshop and light industrial uses. There are a total of 40 units on the estate, situated within several two-storey purpose-built blocks. This unit is situated at first floor and is well-equipped for a range of commercial operations. It benefits from a kitchenettes, WC facilities and hyperoptic fibre broadband. It has an electric supply, water and mains drainage connections. Parking is available on site.

User

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

Rateable Value

To be confirmed, interested parties should undertake their own due diligence.

EPC

An energy performance certificate is awaited for the premises.

Local Authority

London Borough of Hammersmith & Fulham.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
First Floor	28.24	304
Total	28.24	304

Rent

£8,500 per annum, exclusive of VAT and other outgoings.

Terms

Occupation is subject to availability and is achieved via a flexible Tenancy at Will agreement with LBHF, suiting startups and smaller businesses. A 6-month rent deposit is required.

Service Charge

To be confirmed but approximately £1,225pa.

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.

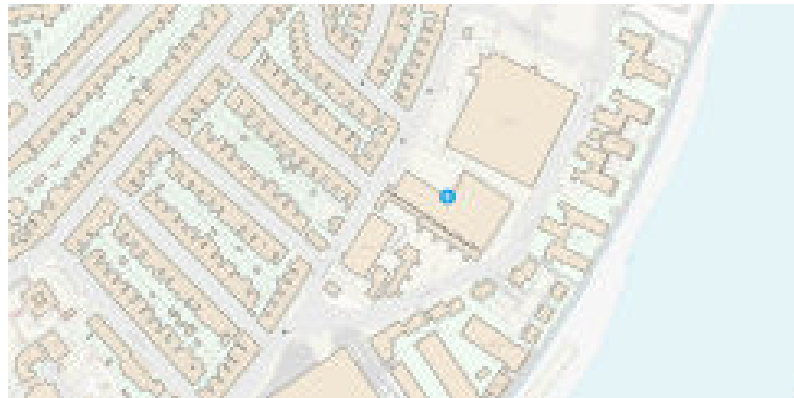
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Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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